Tax Map/Block/Parcel
No. 72-12-49

Building Permit/Zoning
Certificate 93-0125

Case ZA-17

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Bryan Tissue
9200 Baltimore National Pike
Ellicott City, MD 21042

REQUEST: A variance reducing the minimum required from 65 feet to about 55 feet from the centerline of Long Meadow Drive for a commercial building.

LOCATION: 1522 Liberty Road in Election District 5.

APPLICABLE REGULATIONS: Article 4, Section 4.16, Article 11, Section 11.5., Article 15, Section 15.5

HEARING HELD: April 7, 1993

FINDINGS AND CONCLUSION

Based on the testimony and evidence presented at the hearing, the variance is denied.

The applicant proposes to construct a 60' x 60' two-story building on a 0.7011 acre site at the intersection of Liberty Road and Long Meadow Drive. Construction of the building in its proposed configuration requires a 10 foot variance to the front yard requirement along Long Meadow Drive. The building location relative to Liberty Road is dictated by the location of the stormwater management facility.

Reasons given by the applicant in support of the request for a variance from the 40 foot front yard requirement for a commercial building are as follows:

a) A 50 foot width for the building wall facing Liberty Road is insufficient for exposure to the traveling public.

b) Financing for the project has been secured based on the 60' x 60' configuration of the building.

c) The interior layout for display in the first floor kitchen/ appliance store was designed based on the proposed 60' x 60' configuration.

These reasons are considered insufficient to substantiate practical difficulty or unnecessary hardship which is not the result of actions of the applicant, as required under Section 15.5.3 for granting of a variance.

In addition, information was presented by the owners of two neighboring properties, one by letter and one by personal testimony, in protest of the variance request. Both parties expressed concerns regarding the intensity of the development proposed for the site, and the proposed reduction in the setback from Long Meadow Drive.

For these reasons, the variance is denied.

DATE: April 19, 1993 Solveig L. Smith

Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement

Code: Case17.FC