Tax Map/Block/Parcel
No. 68-13-470

Building Permit/Zoning
Certificate 96-1461

Case ZA-254

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Christopher Blades
106 Competitive Goals Drive
Sykesville, MD 21784

REQUEST: Variances reducing the one side yard requirement from 30 feet to about 28 feet and the rear yard requirement from 30 feet to about 22 feet to permit the enlargement of a manufacturing facility.

LOCATION: 106 Competitive Goals Drive, in E.D. 14, Lot 25 in Sec. 2C of Central Maryland Distribution Center; a subdivision recorded at 28/25.

APPLICABLE REGULATIONS: Art. 12, Section 12.5; Article 15, Section 15.5.

HEARING HELD: June 12, 1996

FINDINGS AND CONCLUSION

Based on the testimony and evidence presented at the hearing, the variances are granted.

Facts which support the request for relief from the strict terms of the Ordinance, in this case a 30 foot side yard requirement and a 30 foot rear yard requirement for a manufacturing facility are as follows:

a) The proposed enlargement is necessary to accommodate a new process which requires large machining equipment and a 15 ton overhead crane.
b) The building location is dictated by unusual drainage easements and the septic location.
c) The proposed addition is being located so as to facilitate tractor trailer deliveries.
d) The property line affected by this variance runs at an angle. Only one corner of the building encroaches into the minimum setback.
e) The effect on the adjoining property is minimized by the elevation of the proposed building relative to an existing berm.

DATE: 6-26-96

Solveig L. Smith
Solveig L. Smith, Zoning Administrator

cc: Zoning Enforcement
Code: Case 254.D96