Tax Map/Block/Parcel
No. 39/15,21/798A

Building Permit/Zoning
Certificate 96-2807

Case ZA-281

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Random House, Inc.
400 Hahn Road
Westminster, MD 21157

REQUEST: A variance increasing the maximum height requirement from 50 feet to about 70 feet for an addition of a warehouse.

LOCATION: 400 Bennett Cerf Drive in Election District 7

APPLICABLE REGULATIONS: Art. 12, Section 12.4, Article 15, Section 15.5, Zoning Ordinance 1E

HEARING HELD: September 6, 1996

FINDINGS AND CONCLUSION

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

Facts which support the request for relief from the strict terms of the Ordinance, in this case an increase in height requirement for a warehouse are as follows:

a) The proposed addition to this complex will be done in two phases and the granting of this variance applies to both phases, Phase 1 a 95,700 square foot addition and phase 2 a 48,675 square foot addition.

b) The site is at the north end of the existing complex and on the west side of Manchester Road (MD Rt. 27). At this point the proposed site is below the grade of Manchester Road.

c) Approximately two thirds of the properties within one half to three fourths of a mile of the site are above grade.

d) A survey made from surrounding properties found that the size of this building would not block viewscape or inhibit sunlight to any property.

e) Due to the topography and the layout of the existing complex this location is the only practical location for this type of warehouse.

f) Other residences and businesses in the area will not be adversely affected by the placement and height of this warehouse.

DATE: 9/16/96

George L. Beisser

George Beisser, Acting Zoning Administrator

cc: Zoning Enforcement
Code: Case 281-D96