Tax Map/Block/Parcel
No. 59-18-528

Building Permit/Zoning
Certificate 97-0006

Case ZA-304

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Security Vault Works, Inc.

REQUEST: A variance reducing the minimum front yard requirement from 40 feet to about 0 feet for an automatic teller machine.

LOCATION: Tevis, 3137 Baltimore Boulevard, in E.D. 4

APPLICABLE REGULATIONS: Art. 11, Sect. 11.6, Article 15, Section 15.5, Zoning Ordinance 1E.

HEARING HELD: February 5, 1997

FINDINGS AND CONCLUSION

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

Facts which support the request for relief from the strict terms of the Ordinance, in this case a reduction of the minimum front yard requirement for an automatic teller machine are as follows:

The applicant(s) in this case in no way built a case, as required under Section 15.5.3, that there was practical difficulty and undue hardship that required placement of the ATM as applied for. Approval would have violated the spirit and intent of the regulations and could have, or would be likely to cause substantial injury to the public health, safety and general welfare.

In making the decision particular consideration was given to section 17.7 and specifically (c) traffic conditions and facilities; (g) the most appropriate use of land and structures; (h) the purpose of this ordinance as set forth herein.

Placement of the ATM where requested would pose some definite site problems for vehicles exiting the property from the exit closest to the adjacent property, Metro Campers. Its mere appearance at this location could possibly encourage customers to stop on the shoulder of this extremely busy highway. State Highway Administration rating for this portion of MD Route 140 is an (f) for failure. Adding a potential hazard to this area would further exacerbate this problem.

This site is not limited to placement, there are other options, in fact the applicant(s) in their own testimony agreed there were other locations it could be placed on the property without the need for variances or violation of the spirit and intent of this ordinance.

DATE: 2/11/97 George Beisser

George Beisser, Acting Zoning Administrator

cc: Zoning Enforcement
Code: Case 304.D97