Tax Map/Block/Parcel
No. 59-17-719

Building Permit/Zoning
Certificate 97-2150

Case ZA-354

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: 2900 Dede Road, LLC
2900 Dede Road
Finksburg, MD 21048

REQUEST: A variance reducing the minimum side yard requirement from 30 feet to about 8 feet for an addition.

LOCATION: 2900 Dede Road, in E.D. 4.

APPLICABLE REGULATIONS: Article 12, Section 12.5(b), Article 15, Section 15.5; Zoning Ordinance 1E.

HEARING HELD: September 3, 1997

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 a variance reducing the minimum side yard requirements for an addition are as follows:

a. Prior to settlement and purchase of the property by the applicants who are now the current owners, the previous owner put an addition on the building. It is that addition that this variance was sought for.

b. When the addition was built it was assumed the fence around the property was the property line. The fence in fact is (8) eight feet inside the property line on the adjoining property. Therefore when the addition was completed it was 12 feet from the side property line and not the required 20 feet.

c. The addition to the building and its type of use will have no adverse affect on properties in this industrial park.

9/10/97 George L. Beisser
George L. Beisser, Zoning Administrator

cc: Zoning Enforcement
Code: Case 354.D97