Tax Map/Block/Parcel
No. 59-11-555

Building Permit/Zoning
Certificate 98-0605

Case ZA-387

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Jacob A. Kibler
Joanne K. Magin
2723 Cedarhurst Rd.
Finksburg, MD 21048

REQUEST: A variance reducing the minimum front yard requirement from 50 feet to about 15 feet for a detached office building.

LOCATION: 2730 Cedarhurst Road, in E.D. 4.

APPLICABLE REGULATIONS: Article 12, Section 12.2, Section 12.5, Article 15, Section 15.5; Zoning Ordinance 1E.

HEARING HELD: May 6, 1998

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 reduction in the minimum required front yard for a detached office building, are as follows:

This business is located in an area of older homes and businesses that predate the zoning ordinance and many are within a few feet of the roadway.

Location of this building will be partially hidden from the roadway by a berm along the front of the property. Because of the location of the existing shop, and the turning radius needed for the tractor trailers transporting equipment, the location proposed is the only practical location for the proposed office.

This project will have no adverse affect an adjoining properties. It will also enable moving the office operations from a dwelling across the street to near the shop operation.

A requirement of this approval will be that an existing conditions site plan be prepared and that the new office building be added to same.

5/11/98 George L. Beisser

George L. Beisser, Zoning Administrator

cc: Zoning Enforcement
Code: Case 387.D98