Tax Map/Block/Parcel
No. 14-10-291

Building Permit/Zoning
Certificate 93-1226

Case ZA-39

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Roger and Brenda Reese
4401 Hanover Pike
Manchester, MD 21102

REQUEST: A variance reducing the minimum required width for a two-way access drive 20 feet to about 10 feet for an auto repair garage.

LOCATION: 4401 Hanover Pike in Election District 6.

APPLICABLE REGULATIONS: Article 14, Dev. I, Section 14.1(b)3, Article 15, Section 15.5.

HEARING HELD: June 2, 1993

FINDINGS AND CONCLUSION

Based on the testimony and evidence presented at the hearing, a variance reducing the required width of the two-way access drive from 20 feet to 12 feet is granted. This represents a modification of the original request.

Facts which support the request for relief from the strict terms of the ordinance are as follows:

a) Applicant proposes to utilize an existing farm driveway about 1,120 feet long for access to the site. The issue of the required width relates to the extent of improvements which will be required.

b) Part of the existing driveway traverses a wetlands area. Any widening will impact the wetlands. A reduction of the required width reduces that impact.

c) The westernmost portion of the driveway is required to be relocated to a new access point to address a sight distance concern. It is anticipated this will be a short term arrangement in the interim until the front property develops.

d) The proposed business is limited in scope. Traffic conflicts can be avoided to a large degree by scheduling.

Approval of this variance is subject to the following conditions:

1) The entire length of the access drive, including "pull-overs", shall be constructed to the standards established for Use-In-Common driveways; and shall be constructed with a paved surface pursuant to Section 11.5 of the zoning ordinance.

2) Two 8' x 40' "pull-overs" shall be provided, one at the location shown on the site plan field with the application, and one at the curve near Route 30.

3) The existing culvert shall be replaced with a structure adequate to handle drainage as determined by an engineering study.

4) This variance is limited to the vehicle repair shop as presently proposed. Any further development by way of expansion or change of use will require further review and consideration.

DATE: June 11, 1993

Solveig L. Smith

Solveig L. Smith, Zoning Administrator

CC: Development Review
Zoning Enforcement
John Maguire

Code: Case39.FC