Tax Map/Block/Parcel
No. 45-15-495

Building Permit/Zoning
Certificate 98-0844

Case ZA-394

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Development Company of America
P.O. Box 520
Westminster, MD 21158-0520

REQUEST: A variance reducing the minimum rear yard requirement from 30 feet to about 13 feet for an addition.

LOCATION: 1203 New Windsor Road, in E.D. 11.

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

HEARING HELD: May 7, 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 side yard requirement for an addition are as follows:

This property appeared before the previous Zoning Administrator for the variances denoted and same were approved in December, 1995.

The variance was not utilized to construct the building addition due to tenant negotiations. As a result of the three and a half years since that approval the applicant could not be granted an extension to the previous approval and was therefore required to reapply.

There was no opposition at this hearing as was the case in the previous hearing.

There will be no adverse affect on the adjoining properties or the adjacent railroad. A copy of the previous case ZA-225 is made a part of this decision.

5/11/98 George L. Beisser

George L. Beisser, Zoning Administrator

cc: Zoning Enforcement

Code: Case 394.D98