Tax Map/Block/Parcel
No. 7 21 242

Building Permit/Zoning
Certificate

Case ZA-464

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	R. F. Warner & Sons/Allen Warner 4229 E. Main Street Lineboro, MD. 21088
REQUEST:	A variance increasing the maximum height allowance from 50 feet to 85'5 inches for addition of grain bins to an existing structure
LOCATION:	4229 E. Main Street Lineboro, MD 21088 E.D. 6
APPLICABLE REGULATIONS:	Article 11, Section 11.4, Article 15, Section 15.5; Zoning Ordinance 1E
HEARING HELD:	July 9, 1999

FINDINGS & CONCLUSIONS

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, an increase in the maximum height allowance for grain bins, are as follows:

The property on which this commercial business is located is a corner lot. A third property line borders a railway line. This business has been at this location for well over a half century and has serviced farmers in Carroll County and southern Pennsylvania. Expansion to meet current needs is limited by the size of the property and the restraints caused by the adjacent roads and railway line.

The applicants propose to replace an old wooden structure on the current footprint with a mere eight (8) foot intrusion toward Md. Rt. 86, Lineboro Road. The demolished structure will be replaced by steel grain bins which will be at a height of 85 feet 5 inches. A grain elevator will top these bins and total height of the bins and elevator will be approximately 125 feet. The elevator consists mainly of piping and mechanisms to raise the grain to the top of the bins. The elevator was not considered as needing variance consideration as it is exempt under height regulations under Section 15.4 (a) of Carroll County Ordinance 1E.

The upward increase of the use of this property is the only practical expansion possible for this facility. Granting of this variance will have no adverse effect or significant impact on any adjoining properties.

It will be necessary for the applicant to contact the State Aviation Administration to determine if any lighting is required for a structure in excess of any allowable heights.

NOTE:

Appeals of decisions made pursuant to Section 15.5 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators decision in accordance with Section 17.4 of the Carroll County Zoning Ordinance 1E.

A decision of the Zoning Administrator made pursuant to Section 15.5 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

July 15, 1999

Date

George L. Beisser

George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

Code: D:\July99 Official Decision July 9 1999 ZA464 R F Warner & Sons.wpd