Tax Map/Block/Parcel
No. 12 20 249

Building Permit/Zoning
Certificate BP00-0434

Case ZA-502

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	C&P Telephone Co., Bell Atlantic-Maryland, Inc. 1 E. Pratt Street, 8E Baltimore, MD 21202-1038
REQUEST:	A variance reducing the minimum required rear yard setback from 50 feet to 20 feet for an addition to a switching station
LOCATION:	N/S Cherrytown Road Westminster, MD 21158, E.D. 3
APPLICABLE REGULATIONS:	Article 6, Section 6.7; Article 15, Section 15.5; Zoning Ordinance 1E
HEARING HELD:	April 5, 2000

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, a reduction in a required rear yard setback from 50 feet to 30 feet for an addition to a switching station, are as follows:

The applicants' property, in the Agricultural Zone, consists of approximately 16,509 feet with an existing building housing unmanned telephone switching equipment known as the "Silver Run Central Office." This original building was constructed in 1957 with additions being added in 1967 and 1984, in order to keep up with growth in the area.

The current application is for further expansion of the facility. In order to maintain the existing look of this facility, Bell Atlantic-Md. Inc. has applied for a rear yard setback from 50 feet to 20 feet. Various engineers explained how the switching center works and the need for space in order to handle new incoming customers. The hearing officer questioned the engineers if any further expansion was being addressed in the future and their comment was, maybe in the next ten years. The addition proposed can be added onto with a second story in order to accommodate those future needs. There will be no need for any additional personnel other than those employees already checking the facility every day.

The approval of this variance for the expansion of the unmanned switching station will only improve the service for the area residents. The "office" was originally designed not to be obtrusive to the surrounding residential neighborhood. It was and is built to look like a residential dwelling. There is no large sign or outward evidence of what is inside the building. This addition will only further this image and will have no adverse effect on any adjoining properties in the area.

April 17, 2000

Date

Karl V. Reichlin

Karl V. Reichlin
Zoning Administrator's Designee

cc: Zoning Enforcement

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