Tax Map/Block/Parcel
No. 73 15 739

Building Permit/Zoning
Certificate BP00-0161

Case ZA-509

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT: Episcopal Ministries to the Aging, Inc./Copper Ridge, Inc.
7200 Third Avenue
Sykesville, MD 21784

REQUEST: A variance reducing the number of required parking spaces for the Corporate offices of Episcopal Ministries to the Aging, Inc.

LOCATION: Md. Rt. 32 near the intersection of Johnsville Road, E. D. 5

APPLICABLE REGULATIONS: Article 4, Section 4.1, Section 4.18 & Section 4.26.1; Article 14, Section 14.1; Article 15, Section 15.5, Section 15.5.1; Zoning Ordinance 1E

HEARING HELD: June 7, 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 the amount of parking spaces required from 85 spaces to 70 spaces for Corporate headquarters offices, are as follows:

The property in question for which the variance is requested is zoned B-L and is served by public sewer and water, which allows for offices in this zone.

Construction of this two-story Corporate Office will consist of general office space, conference and mechanical room areas and a large Porte cochere. The number of employees is expected to be approximately 42 with a maximum of 50. There will be few additional visitors or services coming to and from this facility each day. The architect, Mr. King, feels as though the 10,165 sq. ft. of office space will be sufficiently served by the 68-70 parking spaces, and that if a need does arise, that areas will present themselves to additional parking later on.

The granting of this variance will have no adverse effect on any adjoining property owners.

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.

June 14, 2000
Date

Karl V. Reichlin

cc: Zoning Enforcement

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