Tax Map/Block/Parcel
No. 74 14 417

Building Permit/Zoning
Certificate BP-00-3314

Case ZA-537

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Rosario D. Rizzo John H. Serra 2021 Liberty Road Sykesville, Maryland 21784
REQUEST:	A variance to reduce the minimum required rear yard setback from 25 feet to 10 feet to construct a maintenance building
LOCATION:	Monroe Center, 2021 Liberty Road Sykesville, Maryland 21784
APPLICABLE REGULATIONS:	Article 10, Sections 10.3 and 10.7; Article 15 Section 15.5; Zoning Ordinance 1E
HEARING HELD:	January 3, 2001

FINDINGS & CONCLUSIONS

Based on the testimony and evidence presented at the hearing, the variance is granted.

Mr. Rizzo stated that he and Mr. Serra own a 14,000 Sq. Ft. strip shopping center on Liberty Road in Eldersburg. Required is a 25-Ft. setback from a proposed roadway that may or may not be constructed on Ridenour Way. Therefore, the Applicant is requesting a variance to reduce the minimum required rear yard setback from 25 feet to 10 feet to construct a 10 Ft. x 36 Ft. modular framed maintenance equipment building with siding in the back parking lot. The proposed building will conform to the existing senior housing condominium units in Winifred Manor. Since there is minimal access around the property, there is no traffic. An emergency exit with a gate was constructed in the event the main entrance located on Monroe Road would become blocked.

The proposed maintenance equipment building will have minimal visibility and the granting of this variance would prove to be more practical for the Applicant by not disturbing the existing required parking spaces on the property.

This approval is valid for one year from the date of this decision.

NOTE:

Appeals of decision 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.

1/11/2001
DATE

Karl V. Reichlin
KARL V. REICHLIN
ZONING ADMINISTRATOR'S DESIGNEE

cc: Zoning Enforcement