Tax Map/Block/Parcel
No. 33 20 310

Building Permit/Zoning
Certificate BP-01-0505

Case ZA-552

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Jill Gebhart 2040 Hanover Pike Hampstead, Maryland 21074
REQUEST:	A variance for the reduction in width of a commercial entrance from 20 feet to 10 feet
LOCATION:	1634 North Main Street Hampstead, Maryland 21074
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-134B(2) and 223-181
HEARING HELD:	April 4, 2001

FINDINGS & CONCLUSIONS

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

The Applicant proposes to operate a business in a property that is zoned "BG". In the State's opinion, the existing driveway will support the needs of the business adequately; however a reduction in the width of a commercial entrance to 10 feet from the required 20 feet is being requested. The distance from the property line to the existing house is approximately 17 feet. The Applicant would have to acquire additional land or relocate the house in order to eliminate the need for the required variance, which would be cost prohibitive and cause undue hardship for the Applicant. The property has ample parking, which is handicapped accessible, as well as enough space for two cars to pass safely.

There were no neighbors present at the hearing opposing the applicant's request; therefore, the granting of this variance should have no adverse effect on any adjoining property owners.

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

NOTE:

Appeals of decision made pursuant to Chapter 223-183 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators decision in accordance with Chapter 223-188 of the Code of Public Local Laws & Ordinances.

A decision of the Zoning Administrator made pursuant to Chapter 223-183 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

4/12/04
DATE

Robert A Bair
ROBERT A. BAIR
ZONING ADMINISTRATOR

cc: Zoning Enforcement