Tax Map/Block/Parcel
No. 59 18 233

Building Permit/Zoning
Certificate BP-01-0508

Case ZA-559

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Ron's A&B Auto Parts, Inc. 3324 Baltimore Boulevard Finksburg, Maryland 21048
REQUEST:	A variance to reduce the minimum front yard setback from 50 feet to 29 feet for the construction of a pole building for storage
LOCATION:	3324 Baltimore Blvd. Finksburg, Maryland 21048
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-121(A) 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 is requesting a 21-Ft. variance, which is required for the construction of a freestanding pole building, by Morton Building, Inc., in this Industrial Restricted zoned area. The building is necessary to provide additional capacities for the business. The unusual aspect of the property is that it does not front on a major highway. There is actually a small, narrow 45-Ft. entryway that consists of two separate parcels to gain access to a larger parcel. Further complications include the existing building that had been used for the Auto Parts store for years was built 30 Ft. off the line, which was the prior required setback before it was changed at a later date. In order to meet the 50 Ft. required setback, the pole building would have to be set back in an odd location in relation to the existing structure, which would make it very difficult for people to flow moving through the building. The purpose of the building is to store additional inventory consisting of large parts such as car engines, transmissions, etc. Without granting the requested variance, the layout of the building would cause a practical difficulty and undue hardship for the Applicant, since additional grading and engineering would be necessary. The topography of the property is not favorable for the building as well.

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.

4/12/01
DATE

Robert A Bair
ROBERT A. BAIR
ZONING ADMINISTRATOR

cc: Zoning Enforcement