Tax Map/Block/Parcel
No. 46-15-220

Building Permit/Zoning
Certificate 93-2438

Case ZA-58

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Marshall Fesche
349 Malcolm Drive
Westminster, MD 21157

REQUEST: A variance reducing the minimum required front yard from 40 feet to about 19 feet for an addition to a dental office, (a waiting room).

LOCATION: 603 Nursery Road Election District 7.

APPLICABLE REGULATIONS: Article 11, Section 11.5; Article 15, Section 15.5

HEARING HELD: September 1, 1993

FINDINGS AND CONCLUSION

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 40 foot front yard requirement, for an addition to a dental office (a waiting room) are as follows:

a) Topography of the lot limits the location of the entrance (waiting room) for patient access.

b) The increased space will facilitate reorganization of office space and improve the traffic function within the office.

Approval of this variance is subject to the following condition(s):

1.) The use on the property is limited to three (3) practitioners unless additional parking spaces can be provided.

DATE: Sept 15, 1993

Solveig L. Smith

Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement

Code: Case58.FC