Tax Map/Block/Parcel
No. 59 17 528

Building Permit/Zoning
Certificate BP-01-2292

Case ZA-585

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Tevis Real Estate, Inc. P.O. Box 26 Westminster, Maryland 21158
REQUEST:	A variance from the required minimum setback from 70 feet to 50 feet for the construction of a dry storage addition to an existing building
LOCATION:	3137 Baltimore Blvd. Finksburg, Maryland 21048
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-113 and 223-181
HEARING HELD:	July 12, 2001

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 of the minimum required setback from 70 feet to 50 feet in order to construct a dry storage addition to an existing building, are as follows:

When the Tevco Convenience Store was built, many of the vendors would service the site three to five times a week. Due to the increase in the price of gasoline and labor, the vendors have reduced their deliveries to once per week. As sales have grown, floor space that would have normally been used for merchandise and new products is now being used as storage area. The dry storage addition is needed to store the products from week to week deliveries. The majority of the addition would be used for the storing of bottled and canned soda. Growth of sales would be impacted since there is not enough space in the store to install additional shelving for the introduction of new products.

The capacity of the lot is limited for the location of the dry storage addition. The setback is in the rear of the building. Since there is an existing road, it becomes a front setback. Construction of the dry storage addition on any other location of the property would create unreasonable and practical difficulty.

There should be no increase in noise as a result of this addition. There will be no changes to the use of the property or to the existing screening on the property; 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 Zoning Certificate.

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.

8/6/01
DATE

ROBERT A. BAIR
ZONING ADMINISTRATOR

cc: Zoning Enforcement