

Case ZA-586

**Official Decision
Zoning Administrator
Carroll County, Maryland**

APPLICANT: Advanced Design Products
2919 Industrial Park Drive
Finksburg, Maryland 21048

REQUEST: A variance from the required
minimum setback from 50 feet to 20
feet to allow the construction of
an addition to an existing building
to expand a welding shop

LOCATION: 2919 Industrial Park Drive
Finksburg, Maryland 21048

APPLICABLE REGULATIONS: Code of Public Local Laws and
Ordinances, Chapters 223-121 and
223-181

HEARING HELD: August 1, 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 50 feet to 20 feet to allow the construction of an additional to an existing building to expand a welding shop, are as follows:

The existing building is approximately 220 Ft. x 70 Ft. containing an approximate 16,000 Sq. Ft. manufacturing facility of stainless steel, aluminum and white steel products. The company has recently quoted a large contract and in order to accept and complete the order it is necessary that the welding shop be enlarged. The proposed expansion will be placed on a level parking lot that is adjacent to the existing welding shop and is located on the end of a firewall. The proposed building could be placed on the north end of the building; however, the existing offices would have to be relocated which would cause unreasonable hardship and practical difficulty for this type of operation.

There were no adjoining property owners 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 Zoning Certificate.

OFFICIAL DECISION

ZA-586

Page Two

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.



DATE



ROBERT A. BAIR
ZONING ADMINISTRATOR

cc: Zoning Enforcement