Tax Map/Block/Parcel
No. 46 14 591

Building Permit/Zoning
Certificate BP-01-2724

Case ZA-592

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Martin J. Storck, Exec. V.P. C/o Obrecht Realty Services, Inc. 15 W. Aylesbury Road, Suite 400 Timonium, Maryland 21093
REQUEST:	A variance from the required minimum setback of 50 Ft. to allow a 20 Ft. building setback from a public road to be able to have the proposed building located further away from Malcolm Drive and to utilize the existing entrance into the site.
LOCATION:	412 Malcolm Drive Westminster, Maryland 21157
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-113 and 223-181
HEARING HELD:	September 5, 2001

FINDINGS & CONCLUSIONS

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

A variance is being requested from the required minimum setback of 50 Ft. to allow a 20 Ft. building setback from a public road. Phase I consists of an existing 3-story office building constructed in 1980 within a 4 acre parcel. The Phase II development will consist of a one-story, 20,000 Ft. office building on the undeveloped 2 acres. In the mid 80's, a right in/right out curb cut was constructed from the State Highway Rt. 97 for future development. In order to utilize the existing curb cut, which would increase accessibility and ease circulation of traffic into the development, a variance is necessary to build the proposed building to the north. Without this second curb cut, there is insufficient access to the site, which borders a public road; thus, creating undue hardship and practical difficulty for the Applicant. On that basis, the variance request is hereby granted.

The Bureaus of Economic Development and Development Review are in agreement with this variance request.

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 a 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.

9/13/01
DATE

ROBERT A. BAIR
ZONING ADMINISTRATOR

cc: Zoning Enforcement