Tax Map/Block/Parcel
No. 46 16 1443

Building Permit/Zoning
Certificate BP-02-0087

Case ZA-620

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	TSC Industries, Inc. C/o Mr. Lew Wrenn, Dir. of R.E. 320 Plus Park Nashville, TN 37217
REQUEST:	A variance from the minimum required parking spaces of 111 based on total sales floor area to 64 spaces, including 3 handicapped spaces.
LOCATION:	895 Leidy Road Westminster, MD 21157
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-133 and 223-181
HEARING HELD:	February 5, 2002

FINDINGS & CONCLUSIONS

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

TSC is a farm supply business and a retail warehouse type facility located off of Rt. #140 in Westminster, MD. It is part of the character of the company to display farm type equipment, trailers and fencing outdoors and in order to achieve this objective, it would be necessary to utilize several parking spaces as display areas. The Applicant is requesting to reduce their existing 111 parking spaces to 64 in order to display this type of equipment outdoors, since it is unpractical and difficult to display this size equipment indoors. The store currently has 3 part-time and 3 full-time employees with an estimated traffic volume of approximately 30-40 cars per hour. There have been 10 to 13 vehicles on the property at any one time. Saturday morning is the peak time for the store. Since this is not a large store such as a Walmart or K-Mart, the parking space requirement is in excess of what they actually need.

It was noted that the original site plan had a requirement of 144 parking spaces. The applicant stated that there was an "as built" survey and it showed that the requirements were based upon the amount devoted to sales space and TSC used considerably less than the entire building for sales space, which is approximately 16,000 Sq. Ft. The full area of the building was accounted for as total sales area and the prep area for storage and fitting rooms, lavatories, and hallways have been separated out. The original site plan has not been revised to 111 parking spaces and it was advised that the Applicant submit and revise the site plan.

Based on the nature of the use and the public served, the further reduction of the parking spaces to 64 would be sufficient. This approval is conditional upon submittal and approval of a revised site plan indicating areas currently used for display and delineating the 64 parking spaces.

No one was 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.

February 7, 2002
DATE

Gayle Fritz
GAYLE FRITZ
ACTING ZONING ADMINISTRATOR'S DESIGNEE

cc: Zoning Enforcement