Tax Map/Block/Parcel
No. 68 13 451

Building Permit/Zoning
Certificate BP-01-0893

Case ZA-569

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Guy O. or Lois D.Biller 5412 Klee Mill Road Sykesville, Maryland 21784
REQUEST:	A variance to reduce the required minimum setback of 30 feet to 4 feet for the construction of a building
LOCATION:	5410 Klee Mill Road Sykesville, Maryland 21784
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-121 and 223-181
HEARING HELD:	May 2, 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 30 feet to 4 feet to construct a building, are as follows:

The property and the adjoining properties are located in an industrial park with an existing storm water management pond serving the industrial park and the Applicant's property. The Applicant's property line backs up to the storm water management pond. The proposed building will be used by tractor-trailers accessing the property. The location of the proposed building will serve the needs of customers while providing safety, since more space would be provided for the trucks entering and leaving the property. The Applicant would also gain exposure for his business at this proposed location while creating less congestion on Klee Mill Road. There is no other place on the site to construct this building that would take the safety characteristics into consideration without the variance. The above facts meet the test for granting the variance on the tests of practical difficulty.

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 decision.

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.

5/14/07
DATE

Robert A. Bair
ROBERT A. BAIR
ZONING ADMINISTRATOR

cc: Zoning Enforcement