Tax Map/Block/Parcel
No. 73 11 480

Building Permit/Zoning
Certificate BP-02-3679

Case ZA-695

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Walmart #2436 702 SW 8th St. Bertonville, AR 72716
REQUEST:	A variance for a reduction of the required parking spaces from 620 to 595 (total of 25 spaces) to use for seasonal temporary storage containers and a greenhouse.
LOCATION:	1320 Liberty Road Eldersburg, MD 21784
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-133 and 223-181
HEARING HELD:	October 1, 2002

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 required parking spaces from 620 to 595 (total of 25 spaces) to use for seasonal temporary storage containers and a greenhouse, are as follows:

The Applicants are requesting a reduction in the parking spaces, which would be used for seasonal storage containers. If all of their freight cannot fit into the containers they have, containers would be placed on the property for the overflow. The maximum amount of containers would be 40 with the anticipation of having 35 this year; currently there are 22. The Applicants have never received any complaints from customers with regard to not having ample parking. The customers are given the prime parking spaces on the parking lot. It was also noted that the customer count has actually been reduced due to the opening of the Owings Mills store. It was previously decided that all of these would be placed on one zoning certificate. The Applicant will apply for a maximum of 40 containers.

No neighbors were 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.

October 10, 2002
DATE

GAYLE FRITZ
ACTING ZONING ADMINISTRATOR'S DESIGNEE

cc: Zoning Enforcement