Tax Map/Block/Parcel
No. 73 5 612

Building Permit/Zoning
Certificate BP-02-4647

Case ZA-720

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Susquehanna Bank/Sheridan Smith 100 West Road, Suite 200 Baltimore, Maryland 21204
REQUEST:	A variance from the required number of on-site spaces for vehicular queuing for a bank drive-through station from five spaces to four spaces.
LOCATION:	1324-1326 Londontown Blvd. Eldersburg, MD 21784
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-134 (10) (b)(1)and 223-181
HEARING HELD:	January 7, 2003

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 from the required number of on-site spaces for vehicular queuing for a bank drive-through station from five spaces to four spaces, are as follows:

Pete Podolak of Leon A. Podolak and Associates testified on the engineering of the layout and provided an alternate sketch (Sketch Plan 2) showing the problems with the layout providing for the required queuing spaces on site. This sketch showed the problems with pedestrian access to the building and loss of parking spaces.

A question was raised about the left turn lane shown on Sketch Plan 1, whether it would interfere with access to the future development of the sites beyond the bank. Mr. Podolak testified that the left turn lane would not interfere with access, but would help by moving left turning cars out of the traffic flow.

Mr. Sheridan Smith, Senior Vice President, Susquehanna Bank, testified that the bank's experience at its other branch in Eldersburg shows that the requested reduction in queuing should be adequate for this bank.

According to testimony given, Sketch Plan #1 that was submitted is the safest proposal; therefore, the variance is granted.

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.

January 9, 2003
DATE

Gayle Fritz
GAYLE FRITZ
ACTING ZONING ADMINISTRATOR'S DESIGNEE

cc: Zoning Enforcement