CARROLL COUNTY GOVERNMENT
225 N. Center Street
Westminster, Maryland 21157
410-386-2980 888-302-8978
FAX 410-876-9252
T.D.D. 410-848-5355

Office of Zoning Administration
Neil M. Ridgely
Zoning Administrator

11 August 2003

Tevis Real Estate , Inc.
Attention Mr. Nevin Haines
P.O. Box 26
Westminster, MD 21158

Re: Variance for construction of an addition to business located
At 3137 Baltimore Boulevard, Finksburg, MD (TEVCO)
Case ZA-769, Permit 03-2413

Dear Mr. Haines

Based on the testimony and evidence presented at the hearing on the above referenced case, the variance is granted with the following conditions:

1. That a Site Plan is submitted to the Bureau of Development for the addition and business use (Subway).
2. That the rear White Pine planting remain in tact as it provides a substantial buffer between the convenience store business and the residential properties on Old Westminster Pike.

Facts which support the request for relief from the strict terms of The Code of Public Local Laws and Ordinances for Carroll County, in this case Sections 223-113 and 223-181 for a reduction to the required minimum 70 ft. to 50 ft. an addition to the convenience store.

The property was inspected by the Zoning Administrator and the proposed addition was found to have a minimal, if any, effect on adjoining property owners and the overall character of the neighborhood. The site was properly posted and adjoining property owners were notified.

There were no members of the public present at the August 6 hearing to testify in opposition to the project. The Office of Zoning Administration has not received any comments in opposition to the variance by either mail or telephone.

Per Section 223-181, strict compliance with the terms of the zoning ordinance would be impractical and cause undue hardship on the petitioners.

This approval is valid for one year. Appeals to this decision must be filed within 30 days of the date of the approval.

Sincerely,

Neil M. Ridgely
Zoning Administrator
CC: Adjoining property owners
file