Tax Map/Block/Parcel
No. 46-9-220,1145

Building Permit/Zoning
Certificate 93-3696

Case ZA-82

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Marshall W. & Tammy G. Fesche
349 Malcolm Drive
Westminster, MD 21157

REQUEST: A variance reducing the minimum required driveway width from 20 feet to about 14 feet for a two-way access drive serving a dental office.

LOCATION: 603-A Nursery Road in Election District 7.

APPLICABLE REGULATIONS: Article 14 Section 14.1(b)(3);
Article 15, Section 15.5

HEARING HELD: December 8, 1993

FINDINGS AND CONCLUSION

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 20 foot driveway width requirement for a two-way access drive are as follows:

a) The width of the driveway is constrained on one side by a row of established pine trees which would be adversely affected by paving any closer; and on the other side by the air conditioning unit which serves the building.

b) The property has no other feasible point of access.

c) All other aspects of the site plan have been approved by the applicable agencies.

Approval of this variance is subject to the following condition:

1) The proposed 14 foot width for the driveway will not safely accommodate two-way traffic for all types of vehicles. Because of the inability of incoming traffic from Nursery Rd. to stack and wait for vehicles leaving the site to clear the driveway, the applicant is directed to place a permanent sign at the lower end of the driveway directing the drivers leaving the site to yield to incoming vehicles.

DATE: Dec 21, 1993

Solveig L. Smith

Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement

Code: case 82.dec