CARROLL COUNTY GOVERNMENT
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Office of Zoning Administration
Neil M. Ridgely
Zoning Administrator

Notice of Decision

Case # ZA-891
Permit # 05-0410

Variance Request: For a variance from the minimum yard setback from 30 to 10 feet for an addition to the existing commercial building at 111 John Street, Westminster, MDin Election District 07 by Post and Wellen Preperties, LLC.

Basis for Variance: § 223-121 and § 223-181 of the Carroll County Code of Public Local Laws and Ordinances.

Decision: Approved, with condition.

Basis for Decision:
It is the opinion of the Zoning Administrator that approval of the variance request will not:

- Adversely affect the public health, safety, security, morals, or general welfare.
- Result in dangerous traffic conditions or jeopardize the lives or property of people living in the neighborhood.

In making this determination, the Zoning Administrator cannot answer in the affirmative to the criteria provided in Section 223-191 of the Carroll County Code that:

- There would be a detrimental effect on the people working or residing in the area
- There would a negative impact on the orderly growth of the community
- There would be a detrimental effect on the peaceful enjoyment of people in their homes.
- That the use would have a negative effect on the conservation of property values.
- That there would be any effect from odors, dust, gas, smoke, fumes, vibrations, glare, and noise upon surrounding property values.

Earl Post spoke for the company that owns the property as a partner in the business. He explained that their HVAC business needs to expand – an addition to the left side of the building is needed. Currently there are truck deliveries to the building which tie up traffic on John Street. The addition will allow deliveries to be made via the alley in the rear.There really is no where else on this small site for an addition and if they cannot expand therethey will have to relocate. There is sufficient room for this addition which is served by municipal water and sewer. The lot is unique in its intensive use and the adjacent commercial uses. Accordingly, the variance is granted with one condition:

- *A site plan for the expansion is required. The applicant is directed to contact the Bureau of Development Review to arrange a pre-submittal conference.*

15 April 2005

Neil M. Ridgely
Zoning Administrator

Per Section 223-182 or the Carroll County Code of Public Local Laws and Ordinances, appeals of this decision must be made within 30 days of the date of the decision to the Board of Zoning Appeals pursuant to Section 223-188 of the Carroll County Code. Unless timely appealed, parties may not thereafter contest the Zoning Administrator's decision.