Jay C. Voight, Zoning Administrator

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Office of Zoning Administration

Department of
Land Use, Planning, & Development
Carroll County Government
225 North Center Street
Westminster, Maryland 21157

Official Decision
Case ZA-1289
Zoning Administration
Carroll County, Maryland

APPLICANT:	T-Mobile Northeast LLC
REQUEST:	Reduction of a required 20 foot wide access requirement to a 12 foot access width
LOCATION:	7621 Ridge Road, Marriottsville, MD 21104
MAP/BLOCK/PARCEL:	79/11/13
APPLICABLE REGULATIONS:	Chapter 103, Article VI, § 103.25 (C) (2)
HEARING HELD:	May 4, 2011

FINDINGS AND 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 variance to a 20 foot wide access requirement to a12 foot wide access requirement are as follows:

The existing access road to the proposed cell tower is an existing gravel drive that is in poor condition. The applicant proposes to relocate approximately 500 feet of fencing on the north side of the existing drive. The applicant proposed to install a pull over located approximately 1200 feet into the driveway, at a location that would not meet the needs of the people using the driveway. There was no need presented at the hearing to show that having a 20 foot wide access was needed, and that in requiring a 20 foot wide access would require unnecessary grading and relocation of existing utility poles along the drive. The existing driveway, while in a rough condition, is wide enough for T-Mobile to access the tower. As a condition of approval, a pullover meeting the requirement of County standards shall be installed, located somewhere between pole #GE496326 and pole #C&P #25 on the south side of the existing drive.

Neighbors were present at the hearing opposing the variance; however, 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 this decision.

Note: An appeal of a Decision made pursuant to Chapter 223-181.2 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrator's decision in accordance with Chapter 223-182 and 223-181 of the Code of Public Local Laws and Ordinances.

A decision of the Zoning Administrator made pursuant to Chapter 223-181 is final and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

May 11 2011
Date

Jay C. Voight
Zoning Administrator