OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: The Klein Family Limited Partnership
5220 Klee Mill Rd.
Sykesville, MD 21784

REQUEST: A variance reducing the minimum side yard requirement from 25
feet to about 20 feet for a proposed planned business center.

LOCATION: 5420 Klee Mill Road, in E.D. 14

APPLICABLE REGULATIONS: Art. 14, Div. VI, Sec. 14.63(b), Art.15, Sec. 15.5.

HEARING HELD: April 5, 1995

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 25 foot side yard requirement for a planned
business center are as follows:

a) The encroachment into the required side yard is limited
to one corner of a canopy covering a bank drive thru
lane.
b) The site has existed in its present configuration since prior to
1963. The westerly property line runs at a diagonal making the lot
narrower toward Maryland Route 26 and resulting in the
encroachment.
c) Location of improvements on the site is affected by a required SWM
facility near Maryland Route 26 and a requirement that access be
limited to a location near the northeasterly edge of the property.
d) The building size represents the minimum which is economically
feasible and includes a "future addition" required by the bank
tenant.
e) The number of drive-thru lanes is required to avoid excessive
"stacking" on site.
f) A BGE high tension line on the adjoining site affords a buffer area
where buildings are prohibited.
g) Tract coverage by this proposal is approximately 11%.

DATE: 4-11-95

Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement
Code: Case 168.026