

Case ZA-569

**Official Decision
Zoning Administrator
Carroll County, Maryland**

APPLICANT: Guy O. or Lois D. Biller
5412 Klee Mill Road
Sykesville, Maryland 21784

REQUEST: A variance to reduce the required
minimum setback of 30 feet to 4
feet for the construction of a
building

LOCATION: 5410 Klee Mill Road
Sykesville, Maryland 21784

APPLICABLE REGULATIONS: Code of Public Local Laws and
Ordinances, Chapters 223-121 and
223-181

HEARING HELD: May 2, 2001

FINDINGS & 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 reduction of the minimum required setback from 30 feet to 4 feet to construct a building, are as follows:

The property and the adjoining properties are located in an industrial park with an existing storm water management pond serving the industrial park and the Applicant's property. The Applicant's property line backs up to the storm water management pond. The proposed building will be used by tractor-trailers accessing the property. The location of the proposed building will serve the needs of customers while providing safety, since more space would be provided for the trucks entering and leaving the property. The Applicant would also gain exposure for his business at this proposed location while creating less congestion on Klee Mill Road. There is no other place on the site to construct this building that would take the safety characteristics into consideration without the variance. The above facts meet the test for granting the variance on the tests of practical difficulty.

There were no adjoining property owners present at the hearing opposing the applicant's request; therefore, 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:

Appeals of decision made pursuant to Chapter 223-183 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators decision in accordance with Chapter 223-188 of the Code of Public Local Laws & Ordinances.

A decision of the Zoning Administrator made pursuant to Chapter 223-183 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

DATE

5/14/07

ROBERT A. BAIR
ZONING ADMINISTRATOR

cc: Zoning Enforcement