

Tax Map/Block/Parcel
No. 39-19-508

Building Permit/Zoning
Certificate No. 90-2814

Case 3437

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Maerk, Ltd.
Nelson S. Zahler, President
Suite 204
178 Thomas Johnson Drive
Frederick, Maryland 21702

AGENT: Thomas J. Hoff
Hoff and Antonucci, Inc.
P. O. Box 27402
Towson, Maryland 21285-7402

REQUEST: A variance reducing the minimum required parking spaces from 438 to 399 parking spaces to allow establishment of a new photo service kiosk

LOCATION: On the premises of Carroll Plaza Shopping Center at 250 Englar Road in Election District 7

BASES: Article 14, Division I, Section 14.1(a)23;
Article 15, Section 15.5; Ordinance 1E. (The Carroll County Zoning Ordinance)

HEARING HELD: September 26, 1990

FINDINGS AND CONCLUSION

The application, testimony and evidence comprising the record of this case are hereby included by reference in this decision. Based on the record, the Board hereby authorizes the variance as requested. The pertinent findings determining the authorization include the facts that a variance was authorized in Case 2970 reducing the minimum required number of parking spaces from 435 spaces to 399 spaces. The total of 435 spaces equaled the minimum requirement for the shopping center at that time. The new and larger photo service kiosk of 262.5 square feet is an increase of approximately 224 square feet more than the original kiosk, resulting in an increase of the minimum number of technically required parking spaces to 438 spaces. However, no change of the existing parking spaces or traffic plan is now proposed. As there is no evidence to indicate any problems with the existing traffic plan or parking facilities, the Board finds

no indication that authorization of the variance, which is not numerically significant, would unduly affect the adjoining properties or public interests.

Sept 28, 1990
Date

JDN/bmh/c3437dec
September 28, 1990

John Totura
John Totura, Chairman