

Case ZA-592

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

**APPLICANT:** Martin J. Storck, Exec. V.P.  
C/o Obrecht Realty Services, Inc.  
15 W. Aylesbury Road, Suite 400  
Timonium, Maryland 21093

**REQUEST:** A variance from the required  
minimum setback of 50 Ft. to allow  
a 20 Ft. building setback from a  
public road to be able to have the  
proposed building located further  
away from Malcolm Drive and to  
utilize the existing entrance into  
the site.

**LOCATION:** 412 Malcolm Drive  
Westminster, Maryland 21157

**APPLICABLE REGULATIONS:** Code of Public Local Laws and  
Ordinances, Chapters 223-113 and  
223-181

**HEARING HELD:** September 5, 2001

**FINDINGS & CONCLUSIONS**

Based on the testimony and evidence presented at the hearing, the variance is granted.

A variance is being requested from the required minimum setback of 50 Ft. to allow a 20 Ft. building setback from a public road. Phase I consists of an existing 3-story office building constructed in 1980 within a 4 acre parcel. The Phase II development will consist of a one-story, 20,000 Ft. office building on the undeveloped 2 acres. In the mid 80's, a right in/right out curb cut was constructed from the State Highway Rt. 97 for future development. In order to utilize the existing curb cut, which would increase accessibility and ease circulation of traffic into the development, a variance is necessary to build the proposed building to the north. Without this second curb cut, there is insufficient access to the site, which borders a public road; thus, creating undue hardship and practical difficulty for the Applicant. On that basis, the variance request is hereby granted.

The Bureaus of Economic Development and Development Review are in agreement with this variance request.

There were no neighbors 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 a Zoning Certificate.

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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 Administrator's 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

9/13/01

ROBERT A. BAIR  
ZONING ADMINISTRATOR

cc: Zoning Enforcement