

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Walter Humphreys and Virginia Humphreys
Finishes, Inc.
6217 Sykesville Road
Sykesville, Maryland 21784

ATTORNEY: John T. Maguire, Esquire
Beck, Hollman, Hughes & Finch, Chartered
189 East Main Street
Westminster, Maryland 21157

REQUESTS: Variances reducing the minimum requirements for the front setback of the existing building, the front setback for a free standing sign, number of stories of the building, parking space requirements and the width of an access driveway.

LOCATION: 6217 Sykesville Road (Md. Rt. 32) in Election District 5.

BASES: Article 11, Section 11.5; Article 14, Division I, Section 14.1 (b); Article 14, Division II, Section 14.23(f); Article 15, Section 15.5; Zoning Ordinance 1E.

HEARING HELD: January 29, 1988

FINDINGS AND CONCLUSION

The record of this case is hereby included by reference in this decision. Based on the testimony and evidence comprising the record, the Board hereby authorizes the variances for the front setback of the existing building, the front setback of the free standing sign, and the number of stories of the building; and, conditionally authorizes the variances to the parking space requirements and width of the access driveway. The conditional authorization for the parking space requirements and width of the access driveway is limited solely to the applicants in the conduct of their business identified as Finishes, Incorporated. The necessity of restricting the variances to the parking space requirements and width of the access driveway to the applicants in the operation of their business is due to the low level of traffic generation by the business and corresponding reduced need of parking spaces. The findings justifying the authorizations, as noted above include the facts that the building was constructed prior to the adoption of Zoning Ordinance 1E in 1965; compliance with the minimum required setback and number of stories of the building represent practical difficulty and unreasonable hardship which justify authorization of the variances; relaxation of the minimum front setback require-

ment of the free standing sign is in the interest of vehicular traffic safety; relaxation of the parking space requirements and width of the access driveway, limited solely to the applicants for Finishes, Incorporated, will not unduly affect the adjoining properties or public interest. Attention is directed to the fact that future commercial use by other than Finishes, Incorporated, will require reapplication to the Board for reconsideration of the variances to the parking space requirements and the width of the access driveway.

Feb, 17 1988
Date

John Totura
John Totura, Chairman