

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY MARYLAND

APPLICANT: Dick's Lawn and Garden Center  
Rosario D. Rizzo, President  
1949 Liberty Road  
Sykesville, Maryland 21784

REQUEST: Variance reducing the modified required front setback of 30 feet to about 20 feet for canopies used to provide shade.

LOCATION: 1949 Liberty Road (Md. Rt. 26) in Election District 5.

BASES: Article 10, Section 10.5; Article 15, Sections 15.3(a) and 15.5; Zoning Ordinance 1E.

HEARING HELD: April 27, 1988

FINDINGS AND CONCLUSION

Based on the application, testimony and evidence comprising the record of this case, the Board hereby authorizes the request. The pertinent findings justifying the authorization include the facts that the principal use of the property is a lawn and garden center, involving the display of numerous flowers, shrubs, and trees; the canopy structures used to provide shade, to minimize use of water necessary to maintain the plants, do not adversely affect adjoining properties or the public interest; the structural supports of the canopies are maintained in place throughout the year, with the shading material erected during the display season; and, the authorization is justified in order to preclude any practical difficulty and unreasonable hardship that would otherwise result.

May 2, 1988  
Date

John Totura  
John Totura, Chairman