

Case 2972

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY MARYLAND

APPLICANT: Robert W. Fischer  
3523 Oxwed Court  
Westminster, Maryland 21157

AGENT: Kidde Consultants, Inc.  
439 East Main Street  
Westminster, Maryland 21157

REQUEST: Variance reducing the minimum required front setback of 50 feet to about 40 feet from Bloom Road Spur for Finksburg Plaza Shopping Center.

LOCATION: Westerly corner of Gamber Road (Md. Rt. 91) and Westminster Pike (Md. Rt. 140) intersection in Election District 4.

BASES: Article 14, Division VI, Section 14.63(b), Article 15, Section 15.5; Zoning Ordinance 1E.

HEARING HELD: June 30, 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 intrusion into the minimum required front setback apparently occurred inadvertently following changes of the construction plans for the shopping center; in this location Bloom Road Spur serves only the shopping center, and procedures to transfer ownership of the right-of-way of the road have been initiated; there is no indication that the authorization of the variance as now requested will unduly affect the adjoining properties or public interest and the authorization is necessary in order to preclude practical difficulties and unusual hardships that would otherwise occur with use or ownership of the property.

July 19, 1988  
Date

John Totura  
John Totura, Chairman