

Case 3213

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Richard L. Phelps
50 Winters Street
Westminster, Maryland 21157

REQUEST: A variance reducing the minimum required front yard setback of 40 feet to about 10 feet to allow use of the existing building for business purposes.

LOCATION: 4700 Hanover Pike (Md. Rt. 30) in Election District 6

BASES: Article 11, Section 11.5; Article 15, Section 15.5; Ordinance 1E.

HEARING HELD: July 26, 1989

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 request. The pertinent findings justifying the authorization include the facts that the building, which was constructed for residential purposes, was built about 1900; Hanover Pike (Md. Rt. 30) was relocated prior to the adoption of Ordinance 1E in 1965; and, there is no indication that use of the building for commercial purposes in accordance with provisions of the zoning ordinance will unduly affect the adjoining properties or public interest.

Aug. 18, 1989
Date

John Totura
John Totura, Chairman