

Case 3228

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: George Yezulinas
Mil-Spec Fasteners Corp.
P.O. Box 59-A
314 Hanover Pike
Hampstead, Maryland 21074

ATTORNEY: Clark R. Shaffer, Esq.
6 North Court Street
Westminster, Maryland 21157

REQUEST: A variance reducing the minimum required rear yard
of 30 feet to about 6 feet to allow enlargement of
the existing building

LOCATION: 314 Hanover Pike (Md. Rt. 30) in Election District
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BASIS: Article 12, Section 12.5, Article 15, Section
15.5; Ordinance 1E

HEARING HELD: August 23, 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 use of the property is restricted by the future relocation of Maryland Route 30; enlargement of the building is architecturally compatible only as proposed; the nature of the business requires additional space and installation of equipment that can not otherwise be accommodated within the existing building; the necessity for the improvements is urgent and compelling; and the proposed enlargement can be accomplished without unduly affecting the adjoining properties located to the west which are also zoned "I-R" Restricted Industrial District.

The applicant's attention is directed to the provisions of Article 10, Section 10.4(d), as amended through June 1, 1989, of Ordinance 1E which requires submission and approval of site development plan for the property. The amendment of Section 10.4(d) involved adoption of the Landscape Manual, Ordinance No. 77.

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In review and consideration of the site development plan by the Planning and Zoning Commission, or agencies designated by the commission, the Board requests that particular attention be directed to management of storm water runoff from the property onto the adjoining properties to the west.

Sept. 12, 1989
Date

John Totura
John Totura, Chairman