

Tax Map/Block/Parcel
No. 41/21/415

Building Permit/Zoning
Certificate No. 90-0406

Case 3339

**OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND**

APPLICANT: George Yezulinas
Mil-Spec Fasteners Corporation
Route 30, Box 59-A
Hampstead, Maryland 21074

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

REQUEST: A request for modification and/or clarification of the Board's decision in Case 3228 regarding the exact dimensions of "enlargement to existing building" approved by the Board for the building

LOCATION: 314 Hanover Pike (Md. Rt. 30) in Election District 8

BASIS: Article 17, Section 17.2; Ordinance 1E (The Carroll County Zoning Ordinance)

HEARING HELD: March 27, 1990

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 for the variance reducing the minimum required rear yard of 30 feet to about 6 feet for enlargement of the existing building as depicted on Applicant's Exhibit 1 in this case.

The pertinent findings determining the Board's decision in this case include the facts that the Board authorized the variance in Case 3228 based on the Plot Plan submitted in that case. Following issuance of the Board's decision, the plans for the addition were changed. In accordance with the provisions of Article 17, Section 17.4.9 of Ordinance 1E, amended December 1, 1989, "...no substantial change shall be made in the plans presented to the Board without the approval of the Board. The Board shall not approve a substantial change in the plans unless a hearing is held."

Testimony confirmed that review and consideration of the site development plan by the Planning and Zoning Commission was proceeding and that particular attention was being directed to

management of storm water runoff from the property onto the adjoining properties to the west, in accordance with the Board's comments in its decision in Case 3228.

The circumstances in this case are essentially the same as determined by the Board in Case 3228--other than the enlargement of the proposed addition to the existing building. Accordingly, as the necessity for the proposed improvements is urgent and compelling, and will not unduly affect the adjacent properties, the request is authorized.

April 2, 1990
Date

John Totura
John Totura, Chairman