

Tax Map/Block/Parcel
No. 33-7-351

Building Permit/Zoning
Certificate No. 91-0121

Case 3509

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Steven Shaffer, M.D.
5012 Black Rock Road
Manchester, Maryland 21102

REQUEST: Enlargement of the existing physician's office building, classified as a nonconforming use

LOCATION: 2111 Hanover Pike, (Md. Rt. 30) in Election District 8

BASIS: Article 4, Section 4.3(a)1; Ordinance 1E.
(Carroll County Zoning Ordinance)

HEARING HELD: March 27, 1991

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, subject to the provisions of Article 10, Section 10.4(d) of Ordinance 1E pertaining to preparation and submission of a site development plan for the proposed enlargement. The pertinent findings determining the Board's decision in this case include the facts that construction of a new medical office building was authorized in Case 3017 in accordance with the revisions of Article 7, Section 7.2(c) of the zoning ordinance. Thereafter, in Case 3084, the request to enlarge the existing physicians' office building was also authorized. There was no indication in the previous cases that any adverse affects to the adjoining properties or public interest would occur. The request in this case provides an option to either enlarge the existing building, or to construct a new medical office building in addition to the existing building. The options are limited to construction of either the new building or enlargement of the existing building. Again, there is no indication that enlargement of the existing building as proposed will unduly affect the adjoining properties or public interest. Accordingly, the request complies with the intent and provisions of the zoning ordinance.

April 2, 1991
Date

John Totura
John Totura, Chairman