

Case 3645

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: The American Legion Sykesville Memorial Post 223
7327 Slacks Road
Sykesville, Maryland 21784

AGENT: KCW Consultants, Inc.
1777 Reisterstown Road, Suite 175
Baltimore, Maryland 21208

REQUEST: To allow structural alteration and enlargement
of the American Legion Post 223 building, which
is classified as a nonconforming use, and a
variance reducing the minimum required parking
spaces from 196 spaces to 92 spaces

LOCATION: 7327 Slacks Road in Election District 5

BASES: Article 4, Section 4.3(a); Article 14, Division
I, Section 14.1(a)11; Article 15, Section 15.5;
Ordinance 1E (The Carroll County Zoning
Ordinance)

HEARING HELD: December 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 to allow structural alteration and enlargement of the building, and the variance reducing the minimum required parking spaces. The pertinent findings determining the Board's decision include the following: The building was enlarged following authorization in 1982 in Case 1806. Although further enlargement was authorized in 1989 in Case 2797, only a pavilion was constructed. The addition now proposed will better serve the Legion and the community. In the past, the on-site parking facilities have exceeded the need, and are expected to be sufficient in the future. If necessary, adjoining land to the north that was recently purchased can be used for temporary parking. In addition, there is no indication that enlargement of the building and reduction of the parking spaces will unduly affect the adjoining properties or public interest.

Jan. 3, 1992
Date

John Totura
John Totura, Chairman