

Tax Map/Block/Parcel
No. 39-20/21-371

Building Permit/Zoning
Certificate No. 93-0018

Case 3822

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Hahn Brothers, Incorporated
440 Hahn Road
P.O. Box 407
Westminster, Maryland 21158

ATTORNEY: Charles M. Preston, Esquire
188 East Main Street
Westminster, Maryland 21157

REQUEST: A variance reducing the minimum required rear yard of 30 feet to 10 feet for an addition to the existing building

LOCATION: 440 Hahn Road in Election District 7

BASES: Article 13, Sections 13.5 and 13.6; Article 15, Section 15.5.4; Ordinance 1E (The Carroll County Zoning Ordinance)

HEARING HELD: January 27, 1993

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 approved the variance. The pertinent findings determining the Board's decision include the facts that use of the premises predates adoption of zoning in the county; and, establishment of the addition is restricted by the configuration of the site, location of the existing building, and necessity to compliment production facilities within the plant. In addition, an expert in real estate testified that the proposed addition would not adversely affect the residents or values of adjacent properties. Accordingly, authorization of the variance is consistent with the provisions of the zoning ordinance and is justified in order to preclude practical difficulty and unreasonable hardship that would otherwise be experienced in use of the property.

2/2/93
Date


William Law, Chairman