

Tax Map/Block/Parcel
No. 46-14-100

Building Permit/Zoning
Certificate No. 04-1529

Case 4944

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

APPLICANT: Lewis Development Corporation
403 Malcolm Drive
Westminster, MD 21157

ATTORNEY: Clark R. Shaffer

REQUEST: A variance from the required side yard setback of less than 10 ft.
for the expansion/building addition.

LOCATION: The site is located at 403 Malcolm Drive, Westminster, in Election
District 7.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-105 and
223-181 A (as amended by Ord. 04-15)

HEARING HELD: June 29, 2004

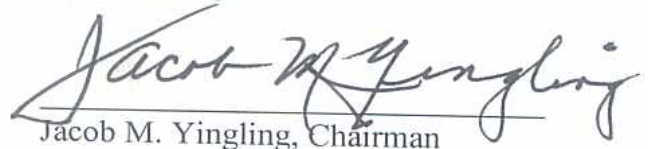
FINDINGS AND CONCLUSION

On June 29, 2004, the Board of Zoning Appeals (the Board) convened to hear a variance request from the required side yard setback of less than 10 ft. for the expansion/building addition. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The Applicant wishes to expand a building that currently houses a chiropractic practice. The practice has grown to the extent that modifications to the building are necessary. The property abuts MD Rte. 27. The Maryland State Highway Administration has acquired right of way for MD Rte. 27, which runs very close to the property line, which makes a variance necessary for any expansion. The uniqueness of the close proximity of the highway warrants a variance, and the proposed expansion will improve the neighborhood. Accordingly, the variance allowing the Applicant to encroach up to 5 feet from the property line is granted.

Date

7/29/04


Jacob M. Yingling, Chairman