

**Tax Map/Block/Parcel
No. 103-20-2746**

Case 5314

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

APPLICANT: Gary V. Richards
9249 Albaugh Road
New Windsor, Maryland 21776

ATTORNEY: N/A

REQUEST: An application for a variance from the required front setback of 50 ft. to 33 ft. and a variance from the required side setback of 30 ft. to 5 ft. to the property line for an existing building.

LOCATION: The site is located at 195 18th Street, Westminster, MD 21157, on property zoned "I-R" Restricted Industrial District in Election District 7.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-121 A & B

HEARING HELD: April 25, 2007

FINDINGS AND CONCLUSION

On April 25, 2007, the Board of Zoning Appeals (the Board) convened to hear the request for a variance from the required front setback of 50 ft. to 33 ft. and a variance from the required side setback of 30 ft. to 5 ft. to the property line for an existing building. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The Applicant purchased this property and built a garage on the lot for the storage of his antique vehicles. After there was some vandalism of the cars, the Applicant decided to use the garage as a machine shop. The property is leased to a company which rebuilds automobile engines. The shop is surrounded by other commercial uses, including a sign shop and laundromat. The garage sits on the lot in a location consistent with buildings on adjoining lots.

Based on the above, the Board determines the property has unique features, such that the strict application of the setbacks in this case would result in undue hardship; specifically, the removal of the building. Accordingly, the requested variances are granted.

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5/16/07
Date

Jacob M. Yingling
Jacob M. Yingling, Chairman

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