

Case 4093

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND

APPLICANT: DLH Partnership and Shelter Systems, Limited  
633 Stone Chapel Road  
Westminster, Maryland 21157

ATTORNEY: Clark R. Shaffer, Esquire  
6 North Court Street  
Westminster, Maryland 21157

REQUEST: A variance reducing the minimum front setback from fifty feet to one foot from Stone Chapel Road for proposed storage sheds

LOCATION: 633 Stone Chapel Road in Election District 7

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

HEARING HELD: April 25, 1996

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 and in accordance with the state Open Meetings Act, the Board authorized the request. The pertinent findings determining the Board's decision include the following facts.

The area of the two parcels is 14.7244± acres. Substantial phased improvements over a period of years are planned, including construction of buildings and sheds, regrading of portions of the site, and correction of storm water drainage problems. The improvements are necessary to facilitate operation and provide for growth of the business. However, the site is severely affected by topography and storm water drainage, which affect land use. Due to the difference in elevation between the road and the site, a retaining wall approximately 240 feet in length, one foot from the right of way of Stone Chapel Road, must be constructed paralleling the road. The front yard adjoining the road is used for storing lumber. By increasing the height of the retaining wall, adding a roof and end walls, and constructing bins within the shed, the lumber can be stored in the shed. The shed, with appropriate landscaping, will greatly improve the aesthetics of the site.

From the record, the Board finds no evidence that establishment of the proposed storage shed will adversely affect adjoining properties, residents of nearby properties, the values of those properties, or public interests. Accordingly, the variance is hereby authorized.

5/3/96

Date

Karl V. Reichlin

Karl V. Reichlin, Chairman