

Tax Map/Block/Parcel
No. 74-13-329

Building Permit/Zoning
Certificate No. 06-1000

Case 5217

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

APPLICANT: Ram Javia
576 Jermor Lane
Westminster, MD 21157

ATTORNEY: N/A

REQUEST: Variance from the required 25 parking spaces to 15 parking spaces for a proposed Dunkin Donuts facility with a drive-thru.

LOCATION: The site is located at 1945 Liberty Road, Sykesville, on property zoned "B-L" Local Business District in Election District 5.

BASIS: Code of Public Local Laws and Ordinances, Section 103-24 and 223-186 A (3)

HEARING HELD: May 25, 2006

FINDINGS AND CONCLUSION

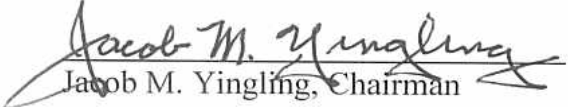
On May 25, 2006, the Board of Zoning Appeals (the Board) convened to hear a variance request from the required 25 parking spaces to 15 parking spaces for a proposed Dunkin Donuts facility with a drive-thru. The Board made the following Findings and Conclusion:

The subject .067 property is vacant and unimproved. A restaurant formerly occupied the site. The Applicant is proposing to build a 1,980 square foot doughnut shop on the site. The concept plan for the shop was reviewed by the Planning and Zoning Commission, and they recommended that the number of parking spaces be reduced to increase "green space" and reduce impervious paved surfaces on the site. It is estimated that 70% of the shop's business will be "drive through" transactions that do not require parking. Access to the shop will be from Marvin Avenue rather than Route 26.

The Board finds that the Planning Commission has recommended a laudable design for the parking lot, which will necessitate the reduction of parking spaces required by our Ordinance. A strict application of the Zoning Ordinance in this instance would be contrary to the public interest and result in unreasonable hardship. Accordingly, a variance in the amount of required parking spaces to 15 is granted.

Date

6/21/06


Jacob M. Yingling, Chairman