

Tax Map/Block/Parcel  
No. 59-11-646

Building Permit/Zoning  
Certificate No. 00-1354

Case 4504

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

**APPLICANT:** Judd F. Shepard II  
2950 Industrial Park Drive  
Finksburg, Maryland 21048

**ATTORNEY:** n/a

**REQUEST:** An application for a side yard setback variance from 30 feet to 15 feet for an addition to an existing service establishment. The existing building will be expanded from 80 feet to 120 feet.

**LOCATION:** Located at 2950 Industrial Park Drive, Finksburg, MD 21048 on property zoned "IR" Restricted Industrial in Election District 4

**BASIS:** Article 15, Section 15.5.4(b), Zoning Ordinance IE

**HEARING HELD:** June 28, 2000

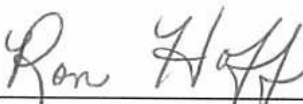
**FINDINGS AND CONCLUSION**

On June 28, 2000, the Board of Zoning Appeals (the Board) convened to hear the application of Judd F. Shepard II, for a side yard setback variance from 30 feet to 15 feet for an addition to an existing service establishment. The existing building will be expanded from 80 feet to 120 feet. The property is located at 2950 Industrial Park Drive, Finksburg, MD 21048, on property zoned "IR" Restricted Industrial District in Election District 4.

Based on the testimony and evidence presented, the Board makes the following findings and conclusions. The subject property is currently being used as a service establishment, with an existing building in the Finksburg Industrial Park. In 1989, the Board granted the Applicant a variance reducing one minimum required side yard from 30 feet to 15 feet for the aforementioned building. The Applicant wishes to expand this building which was the subject of the 1989 Board decision.

Having considered the Applicant's site plan and having determined that the proposed use will not adversely affect the neighboring properties, the Board authorizes the expansion of the existing building from 80 feet to 120 feet in accordance with Applicant's plan submitted to the Board. Accordingly, the Application is granted.

July 19, 2000  
Date

  
Ron Hoff, Chairman