CARROLL COUNTY GOVERNMENT
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Acting Zoning Administrator
Gayle Fritz

Official Decision
Case ZA-1015
Permit – 06-1344
Acting Zoning Administrator
Carroll County, Maryland

APPLICANT:	Walter J. Miller
REQUEST:	A variance from the required minimum side yard setback from 50 feet to 10 feet for a shed
LOCATION:	2860 Cox Ridge Dr. Westminster, Md. 21157
MAP/BLOCK/PARCEL:	57/17/327
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-37 and 223-181
HEARING HELD:	June 7, 2006

FINDINGS AND CONCLUSIONS

Based on the testimony and evidence presented at the hearing, the variance is granted.

Facts, which support the request for relief from the strict terms of the Ordinance, in this case, a reduction of the minimum required side setback of 50 feet to 10 feet for a shed are as follows:

This house was built in 2001 and at that time was granted a variance to the rear yard setback for the house. A pool has since been constructed in the rear yard leaving very little room behind the house. The lot slopes sharply off to the left and that is also the location of the septic system. The proposed location of the shed will be in a drainage and utility easement, however the applicant has received approval from the Department of Planning for the encroachment of the easement.

No neighbors were present at the hearing opposing the Applicant's request; therefore, the granting of this variance should have no adverse effect on any adjoining property owners.

This approval is valid for one year from the date of a Zoning Certificate.

Note:

An appeal of a Decision made pursuant to Chapter 223-181.2 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrator's decision in accordance with Chapter 223-182 and 223-188 of the Code of Public Local Laws and Ordinances.

A decision of the Zoning Administrator made pursuant to Chapter 223-181 is final and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

June 8, 2006
Date

Gayle Fritz
Acting Zoning Administrator