CARROLL COUNTY GOVERNMENT
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Acting Zoning Administrator
Gayle Fritz

Official Decision
Case ZA-1018
Permit – 06-1782
Acting Zoning Administrator
Carroll County, Maryland

APPLICANT:	Thomas E. Marks, Jr.
REQUEST:	A variance from the required minimum front yard setback of 40 feet to 23 feet for a shed
LOCATION:	6104 Rolling View Dr. Sykesville, Md.
MAP/BLOCK/PARCEL:	74/7/456
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-82 and 181
HEARING HELD:	July 5, 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 front setback of 40 feet to 23 feet for a shed, are as follows:

This lot is considered a corner lot with two front yards, or minimum building lines, which, along with the location of an existing pool and the well and septic locations, restricts the usable area of the property. The variance requested will be on Cedar Lane, which is a future road and is not yet constructed. The applicant has received approval from the Department of Planning for the encroachment of the building line. An existing shed will be removed to help make room for the proposed shed.

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.

July 1 2016
Date

Gayle Fritz
Gayle Fritz
Acting Zoning Administrator