CARROLL COUNTY GOVERNMENT
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Acting Zoning Administrator
Gayle Fritz

Official Decision
Case ZA-1019
Permit – 06-1766
Acting Zoning Administrator
Carroll County, Maryland

APPLICANT:	Joel Seidell
REQUEST:	A variance from the required minimum front yard setback of 50 feet to 47 to convert an existing barn into a residence
LOCATION:	2324 Jim Kohler Sykesville, Md.
MAP/BLOCK/PARCEL:	69/21/91
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-37 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 50 feet to 47 feet to convert an existing barn into a residence are as follows:

The encroachment of the setback for this barn was created through the subdivision process. Only a corner of the barn crosses the recorded minimum building line. The applicant now wishes to convert the barn into a residence. The property is zoned Conservation and the minimum setbacks from all property lines for a dwelling are 50 feet. The existing barn meets all the required setbacks except for the minimum building line. The applicant could conceivably tear down the barn and build a house in approximately the same location. The applicant has received approval from the Department of Planning for the encroachment.

Mr. Greg Kline, 2338 Jim Kohler Rd., was present to express his concerns regarding a past zoning violation, high grass and the overall look of the property. Although these items are certainly a concern they have no bearing on this decision and should be pursued independently.

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 11, 2006
Date

Gayle Fritz
Gayle Fritz
Acting Zoning Administrator