CARROLL COUNTY GOVERNMENT
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Acting Zoning Administrator
Gayle Fritz

Official Decision
Case ZA-1041
Permit – 06-3041
Acting Zoning Administrator
Carroll County, Maryland

APPLICANT:	Jon and Jeanne Jaret
REQUEST:	A variance from the required front yard setback of 40 feet to 20 feet for a shed
LOCATION:	1925 Morning Glory Dr. Finksburg, Md.
MAP/BLOCK/PARCEL:	59/20/977
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-66 and 181
HEARING HELD:	December 6, 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 20 feet for the construction of a shed are as follows:

This is a subdivision lot and has a recorded minimum building line of 60 feet. The house faces what is essentially the side property line. The rear portion of the property is in a 100 year flood plain and drainage and utility easement. There is a natural barrier of trees along the front property line. Due to the placement of the house, the location of the existing driveway and the flood plain on the property this would be the most practical location for the shed. The applicant has received the required written approval from the Planning Department to cross the recorded minimum building line.

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 this decision.

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.

December 12, 2004
Date

Gayle Fritz
Gayle Fritz
Acting Zoning Administrator