CARROLL COUNTY GOVERNMENT
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Office of
Zoning Administration

Official Decision
Case ZA-1088
Zoning Manager
Carroll County, Maryland

APPLICANT: Lawrence Cavrak

REQUEST: A variance from the required minimum side yard setback of 50 feet to 25 feet for a pole barn

LOCATION: 2134 Arrington Rd.
Marriottsville, Md.

MAP/BLOCK/PARCEL: 79/14/157

APPLICABLE REGULATIONS: Code of Public Local Laws and Ordinances, Chapters 223-37 and 223-181

HEARING HELD: December 5, 2007

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 yard setback of 50 feet to 25 feet for a pole barn are as follows:

The applicant wishes to build a pole barn to use for normal residential storage. The lot has a triangular shape and is mostly wooded in the back. Also in back of the house are the septic clean out and 2 holding tanks. The actual drain fields and the reserve system are in front of the house. The well is located in the far southwest corner of the lot with the well line running in a slight northeast curve to the house. The combination of all these facts severely limits the practical location of a 24 foot x 32 foot storage building.

No neighbors were present at the hearing opposing the variance; 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.

ZA-1088

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 7, 2007
Date

Gayle Fritz
Gayle Fritz
Zoning Manager