CARROLL COUNTY GOVERNMENT
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Office of
Zoning Administration

Official Decision
Case ZA-1096
Zoning Manager
Carroll County, Maryland

APPLICANT: Neil Bensky

REQUEST: A variance from the required minimum side yard setback of 50 feet to 20 feet for a run-in shed

LOCATION: 1125 Poole Rd.
Westminster, Md. 21157

MAP/BLOCK/PARCEL: 52/4/8

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

HEARING HELD: April 2, 2008

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 variance from the required minimum side yard setback of 50 feet to 20 for a run-in shed are as follows:

The applicants have constructed a run-in shed to house a horse that has recently been staying on a neighbor's property. This particular location was chosen due to its proximity to the house, for safety purposes, because the ground was level and because of the location of the pasture. Any other location would create a hardship for those reasons. There was one neighbor in attendance who testified that she was unable to see the building from her property and did not know it was there. She did not oppose the variance.

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.

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.

April 4, 2008
Date

Gayle Fritz
Gayle Fritz
Zoning Manager