CARROLL COUNTY GOVERNMENT
225 N. Center Street
Westminster, Maryland 21157
410-386-2980
Toll-free 1-888-302-8978
Fax 410-386-2451
TT 410-848-3017

Office of
Zoning Administration

Official Decision
Case ZA-1110
Zoning Administrator
Carroll County, Maryland

APPLICANT: Charles Yowell

REQUEST: A variance from the required minimum side yard setback of 30 feet to 15 feet for a storage building

LOCATION: 639 Hoods Mill Rd.
Woodbine, Md.

MAP/BLOCK/PARCEL: 77/17/489

APPLICABLE REGULATIONS: Code of Public Local Laws and Ordinances, Chapters 223-129, 223-121 and 223-181

HEARING HELD: September 3, 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 30 feet to 15 feet are as follows:

This is a very long and narrow lot, is fairly heavily wooded and is zoned both Agricultural and General Industrial. The rear portion of the lot is zoned General Industrial and this is where the building must be located. The driveway comes up through the middle and if the building was placed 30 feet from the property line it would be out in the driveway, preventing the trucks from getting in and turning around. Mr. Yowell stated that he had spoken with his neighbor, Mr. Leatherwood, whose property would be most affected by this variance, and Mr. Leatherwood did not have a problem with the proposed location of the 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.

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.

September 5, 2008
Date

Gayle Fritz
Zoning Administrator