



**Official Decision
Case ZA-1112
Zoning Administrator
Carroll County, Maryland**

APPLICANT: Douglas and Karen Talbert

REQUEST: A variance from the required minimum front yard setback of 40 feet to 24 feet for a shed

LOCATION: 2855 Gillis Rd.
Mt. Airy, Md.

MAP/BLOCK/PARCEL: 66/9/400

APPLICABLE REGULATIONS: Code of Public Local Laws and Ordinances, Chapters 223-66 and 223-181

HEARING HELD: November 5, 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 front yard setback of 40 feet to 24 feet for a shed are as follows:

The applicant's property is a corner lot bordered by Gillis Rd. and Maryland Route 27. Corner lots have front yard setbacks on both road frontage property lines which reduces the useable area on the lot. The applicants have constructed a shed in what they felt was the most logical location, not only for practicality in use but based on the location of the septic system, which takes up the majority of the rear and right side yard. The location of the shed encroaches on the front yard setback that borders Maryland Route 27. Mr. Talbert is disabled and the location of the shed provides close and easy access from the house on level ground. There is a row of mature pine trees along this property line and the shed cannot be seen from Maryland Route 27.

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.

November 6, 2008
Date

Gayle Fritz
Gayle Fritz
Zoning Administrator