CARROLL COUNTY GOVERNMENT
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Office of
Zoning Administration

Official Decision
Case ZA-1152
Zoning Administrator
Carroll County, Maryland

APPLICANT: Chuck Merryman

REQUEST: A variance from the rear yard setback of 50 feet to 25 feet for a new residence

LOCATION: 2501 Jim Kohler Rd.
Sykesville, Md.

MAP/BLOCK/PARCEL: 69/21/94

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

HEARING HELD: September 2, 2009

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 rear yard setback of 50 feet to 25 feet for a new residence are as follows:

The applicant would like to construct a new residence and live in the existing house during the construction process. The old house will be torn down within 30 days of the issuance of the Use and Occupancy permit on the new house. This lot is triangular in shape and the best location for the new house will be in the front left corner. To locate the house elsewhere on the property would create a loss of valuable pastureland or, at the back of the property, the loss of many trees and would require the construction of a new driveway and possibly a new entrance. This property is contiguous to a large parcel of privately owned undeveloped land and watershed property.

No neighbors were present at the hearing opposing the use; therefore, the granting of this use 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 8, 2009
Date

Gayle Fritz
Zoning Administrator