CARROLL COUNTY GOVERNMENT
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Office of
Zoning Administration

Official Decision
Case ZA-1161
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Financial Phoenix, Inc.
REQUEST:	A variance from the required rear yard setback of 5 feet to 2 feet 8 inches and from the required side yard setback of 5 feet to 3 feet 8 inches for two existing sheds
LOCATION:	1049 Liberty Rd. Sykesville, Md.
MAP/BLOCK/PARCEL:	73/11/95
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-178B and 223-181
HEARING HELD:	November 4, 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 5 feet to 2 feet 8 inches and from the required side yard setback of 5 feet to 3 feet 8 inches for two existing sheds are as follows:

The applicant recently purchased this property. These sheds were built by the previous property owner and according to Mr. Reamer's information they were built around 1984/1985. There may also have been a discrepancy in what the previous owner thought was his property line. Since the sheds were constructed by the previous owner it would create a tremendous hardship on the current owner to tear them down and rebuild them since the sheds are filled with catering equipment that would have to be stored elsewhere until the sheds were rebuilt.

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.

November 16, 2009
Date

Gayle Fritz
Zoning Administrator