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

Jay Voight
Zoning Administrator
Office of Zoning Administration

Official Decision
Case ZA-1200
Zoning Administration
Carroll County, Maryland

APPLICANT:	Ronald and Barbara Pruitt
REQUEST:	Reduction of a side yard setback from 20 feet to 11 feet for a shed
LOCATION:	4167 Louisville Road, Finksburg, MD
MAP/BLOCK/PARCEL:	64/15/312
APPLICABLE REGULATIONS:	Chapters 223-75 and 223-181
HEARING HELD:	May 5, 2010

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 to reduce side yard setbacks from 20 feet to 11 feet for a shed are as follows:

The shed is an existing building that currently sits on a raised graded platform at the end of a stone driveway. After visiting the site, it was evident that to move the building from its existing site to another location on the property would involve considerable expense. While this is not usually a reason to approve a variance, the shed in its location is not going to affect the neighbor's use of their driveway, nor is there a house on the other side of the driveway on the next lot.

No neighbors were present at the hearing opposing the variance. However, we did receive a letter from the adjoining property owner explaining some of the difficulties they have had with the applicants. These difficulties were not taken into consideration as they are a civil matter between the owners. 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.

May 11 2010
Date

Jay C Voight
Jay Voight
Zoning Administrator