CARROLL COUNTY GOVERNMENT
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Jay C. Voight
Zoning Administrator
Office of Zoning Administration

Official Decision
Case ZA-1215
Zoning Administration
Carroll County, Maryland

APPLICANT:	George Foote
REQUEST:	Rear yard setback reduction from 50 feet to 16 feet for a shed
LOCATION:	1102 Cedarbrook Road, Hampstead, MD
MAP/BLOCK/PARCEL:	41/4/626
APPLICABLE REGULATIONS:	Chapters 223.82 and 223.181
HEARING HELD:	July 7, 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 for a rear yard setback reduction from 50 feet to 16 feet for a shed are as follows:

The existing house sits close to the rear property line which runs at an angle across the rear of the house making any attempt to plan a shed totally in the rear yard impossible. The proposed location will also allow for proper drainage away from the house. The existing shed blocks the flow of water to an existing drainage easement causing flooding; by moving the shed to the new location it will allow grading to be done to alleviate the flooding problem.

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.

July 9 2010
Date

Jay C. Voight
Zoning Administrator