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

Official Decision
Case ZA-1221
Zoning Administration
Carroll County, Maryland

APPLICANT:	**Kerri Cuddy**
REQUEST:	**Reduction of a front yard setback from 35 feet to 20 feet and a rear yard setback of 5 feet to 1.25 feet for a shed**
LOCATION:	**80 Hook Road** **Westminster, MD 21157**
MAP/BLOCK/PARCEL:	**52/01/550**
APPLICABLE REGULATIONS:	**Chapters 223.89, 223.178 and 223.181**
HEARING HELD:	**September 1, 2010**

FINDINGS AND CONCLUSIONS

Based on the testimony and evidence presented at the hearing the variances are **granted.**

Facts which support the request for relief from the strict terms of the Ordinance, in this case, a variance for a reduction of a front yard setback of 35 feet to 20 feet and a rear yard setback of 5 feet to 1.25 feet are as follows:

The applicant owns a small (8,400 sq. ft.) lot that has two front yards. If the shed was placed in a location that met all of the setbacks, it would end up in the middle of the backyard. By allowing the variance to the setbacks, it allows the applicant to have a usable rear yard for their children. An adjoining neighbor along the rear property line provided a letter stating that he has no problems with the proposed location.

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.

Sept 8 2010
Date

Jay C Voight
Jay C. Voight
Zoning Administrator