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 C. Voight
Zoning Administrator
Office of Zoning Administration

Official Decision
Case ZA-1223
Zoning Administration
Carroll County, Maryland

APPLICANT:	**John B. and Jutta G. Hubbs**
REQUEST:	**Reduction of the side yard setback from 10 feet to 8 feet**
LOCATION:	**1303 Buckhorn Road, Sykesville, MD 21784**
MAP/BLOCK/PARCEL:	**67/14/255**
APPLICABLE REGULATIONS:	**Chapters 223-72 and 223-181**
HEARING HELD:	**August 4, 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 reduction of a side yard setback from 10 feet to 8 feet are as follows:

A previous owner had applied to the Board of Zoning Appeals, Case No. 2806, to reduce the side yard setback from 20 feet to 10 feet for a carport. The present owner would like to add a 2 foot wide storage unit along the side of the carport to keep his lawn tools in. This would require a further reduction of the 10 feet granted by the BZA. When the BZA heard the original case, setback variances were under the review of the BZA; since then, the ordinance has changed and the Zoning Administrator can now hear reduction of setbacks up to 75% of the required setback. In this case, 75% of the required setback of 20 feet would be 5 feet. There is a good amount of screening between the proposed storage unit and the adjoining property.

The adjoining property owner did send a letter in support of the reduction. 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.

August 9 2010
Date

Jay C Voight
Jay C. Voight
Zoning Administrator