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Jay C. Voight
Zoning Administrator
Office of Zoning Administration

Official Decision
Case ZA-1240
Zoning Administration
Carroll County, Maryland

APPLICANT:	**Andrew D. Smith**
REQUEST:	**Reduction of a front yard setback of 40 feet to 30 feet and a side yard setback of 20 feet to 5 feet**
LOCATION:	**2552 Bridlewood Court, Finksburg, MD 21048**
MAP/BLOCK/PARCEL:	**52/15/163**
APPLICABLE REGULATIONS:	**Chapters 223-66 and 223-181**
HEARING HELD:	**October 6, 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, variances for a reduction of a front yard setback of 40 feet to 30 feet and a side yard setback from 20 feet to 5 feet are as follows:

The applicant's property has two front yards; one is on Bridlewood Court and is the direction the house faces. The other is on Lawndale Road which the rear of the house faces, and is what would normally be considered the rear yard. The developer of the subdivision has installed a fence and a double row of pine trees along Lawndale Road to shield what would normally be the rear yard from traffic on Lawndale Road. The fence and the pine trees will also shield the shed from view from the houses on the other side of Lawndale Road; therefore, based on the above, the variances are granted.

No neighbors were present at the hearing opposing the variances; therefore, the granting of these variances 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.

October 13 2010
Date

Jay C Voight
Jay C Voight
Zoning Administrator