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

Official Decision
Case ZA-1243
Zoning Administration
Carroll County, Maryland

APPLICANT:	**Harold and Betty Barber**
REQUEST:	**Reduction of a rear yard setback from 50 feet to 25 feet.**
LOCATION:	**1539 Stone Chapel Road, New Windsor, MD 21776**
MAP/BLOCK/PARCEL:	**51/8/615**
APPLICABLE REGULATIONS:	**Chapters 223-75, 223-121**
HEARING HELD:	**November 3, 2010**

FINDINGS AND CONCLUSIONS

Based on the testimony and evidence presented at the hearing the variance is **granted as amended**.

Facts which support the request for relief from the strict terms of the Ordinance, in this case, a variance for a reduction of a rear yard setback of 50 feet to 25 feet are as follows:

The pole building sits on a lot without a house on the property. The pole building was approved in the location when it was applied for because on the plat a house was shown on the property. The house that was shown was a future house and has not been built to date. If the house was built, then the pole building could be as close as 5 feet to the rear property line. The area where the pole building was built is in a wooded area of the lot and well screened from surrounding properties. Neighbors were present at the hearing expressing their concerns that the new building would possibly affect their septic systems. The location of the pole building will not have any affect on their septic systems. There was a disagreement to the location of the property line and an existing fence that was used to measure the location of the building. In lieu of this dispute, the reduction of the rear yard setback of 50 feet was made to 20 feet to allow for any variance in the actual location of the property line.

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.

Nov 9 2010
Date

Jay C. Voight
Zoning Administrator