CARROLL COUNTY GOVERNMENT
225 N. Center Street
Westminster, Maryland 21157
410-386-2980
Toll-free 1-888-302-8978
Fax 410-386-2451
MD Relay Service 7-1-1 / 1-800-735-2258

Jay C. Voight
Zoning Administrator
Office of Zoning Administration

Official Decision
Case ZA-1268
Zoning Administration
Carroll County, Maryland

APPLICANT:	**David Woodward** **Manns Woodward Studios**
REQUEST:	**Front setback reduction of 50 feet to 40 feet for an addition**
LOCATION:	**6680 Sykesville Road** **Sykesville, MD 21784**
MAP/BLOCK/PARCEL:	**73/16/850&830**
APPLICABLE REGULATIONS:	**Chapters 223-37 and 223-181**
HEARING HELD:	**March 2, 2011**

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 of a front yard setback of 50 feet to 40 feet for an addition are as follows:

The Sykesville Freedom District Volunteer Fire Department suffered a major loss of half of their facility in a fire and are in the process of rebuilding the station. In planning for the new section of the station they would like to add two (2) equipment bays onto their building for equipment they own. The fire department is trying to use as much of the existing foundation as possible to save money. Due to the locations of existing remaining structures, the additions of the two (2) new equipment bays require pushing the building forward into the front yard setback by approximately seven (7) feet. By allowing the equipment bays to intrude into the front yard setback, the entrance doors to the equipment bays will open onto the emergency response pad located at the front of the station. The existing handicap accessible parking will need to be relocated to provide the same amount of accessibility.

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.

March 10 2011
Date

Jay C. Voight
Jay C. Voight
Zoning Administrator