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

**Official Decision**
**Case ZA-1271**
**Zoning Administration**
**Carroll County, Maryland**

| | |
|---|---|
| **APPLICANT:** | **K. Russell Coldren** |
| **REQUEST:** | **Reduction of a side yard setback of 5 feet to 1.25 feet for a shed** |
| **LOCATION:** | **1101 Canterbury Court**<br>**Sykesville, MD 21784** |
| **MAP/BLOCK/PARCEL:** | **63/17/319** |
| **APPLICABLE REGULATIONS:** | **Chapters 223.66 and 223.178** |
| **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 side yard setback of 5 feet to 1.25 feet for a shed are as follows:

There is an existing shed that is too close to the property line. The shed sits on a built-up stone base and is portable. There are no houses near the shed, as it backs up to woodland. The Bureau of Development Review has no concerns with the shed sitting in the drainage and utility easement. The shed needs to be moved so that it sits 1.25 feet minimum from the side yard property line.

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