Jay C. Voight, Zoning Administrator

410-386-2980, fax 410-386-2451
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Office of Zoning Administration

Department of
Land Use, Planning, & Development
Carroll County Government
225 North Center Street
Westminster, Maryland 21157

Official Decision
Case ZA-1274
Zoning Administration
Carroll County, Maryland

APPLICANT:	Chuck and Jennifer Merryman
REQUEST:	Reduction of a rear yard setback of 50 feet to 20 feet for a barn
LOCATION:	2501 Jim Kohler Road, Westminster, MD 21157
MAP/BLOCK/PARCEL:	69/21/94
APPLICABLE REGULATIONS:	Chapters 223.37(A) other uses
HEARING HELD:	April 6, 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 to a rear yard setback of 50 feet to 20 feet for a barn for horses are as follows:

The property is over 5 acres and the rear property lines abuts the Baltimore City Reservoir property that serves as a buffer to the Liberty Reservoir. The number of horses proposed to use this structure is 2 and will be limited to 2 only. A building permit will be required for the barn.

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 223-181 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.

April 19 2011
Date

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Official Decision
Case ZA-1276
Zoning Administration
Carroll County, Maryland

APPLICANT:	Jennifer Blake
REQUEST:	Family Day Care for 8 or less children
LOCATION:	4122 Sykesville Road, Finksburg, MD 21048
MAP/BLOCK/PARCEL:	64/13/146
APPLICABLE REGULATIONS:	Chapter 223-72(N)
HEARING HELD:	May 4, 2011

FINDINGS AND CONCLUSIONS

Based on the testimony and evidence presented at the hearing the accessory use is granted.

Facts which support the request for relief from the strict terms of the Ordinance, in this case, an accessory use for a family day care is as follows:

There is a continuing need for family day care in the County. There is a concern about access to Route 32 from the property and the existing fence along Route 32. The existing fence does affect the view of people leaving the property. A condition of approval is that the driveway be brought into compliance with sight distance requirements.

No neighbors were present at the hearing opposing the accessory use; therefore, the granting of this accessory use 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 223-181 of the Code of Public Local Laws and Ordinances.

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May 11 2011
Date

Jay C. Voight
Zoning Administrator

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Official Decision
Case ZA-1277
Zoning Administration
Carroll County, Maryland

APPLICANT:	Michael Heise
REQUEST:	Variance to the minimum required side yard setback of 20 feet to 9 feet for an attached garage
LOCATION:	309 Bucher John Road Union Bridge, MD 21791
MAP/BLOCK/PARCEL:	36/19/96
APPLICABLE REGULATIONS:	Chapters 223, Article IX, §223-75
HEARING HELD:	April 6, 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 are as follows: The house was built in 1968 on a substandard size lot of 20,000 square feet that existed prior to the implementation of zoning in the County. The standard lot size in the Ag zoning district is 40,000 square feet. Due to the fact that this is a non-conforming lot, the actual side setback is 10 feet in accordance with Section 223.77(B), which is 10 percent of the lot width. On the adjacent lot the house does not sit next to the applicant's lot, but is back a long driveway towards the rear of the property. The proposed addition will not be an intrusion on the adjoining lot; therefore, the variance to 9 feet is granted.

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 223-181 of the Code of Public Local Laws and Ordinances.

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April 19 2011
Date

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