Jay C. Voight, Zoning Administrator

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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-1291
Zoning Administration
Carroll County, Maryland

APPLICANT:	Mathew S. Carpenter
REQUEST:	Front yard reduction from 40 feet to 10 feet to replace an existing shed
LOCATION:	2118 Spencer Lane, Finksburg, MD 21048
MAP/BLOCK/PARCEL:	53/21/940
APPLICABLE REGULATIONS:	Chapter 223.82
HEARING HELD:	June 1, 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 front yard setback are as follows:

The applicant would like to replace an existing shed that is in his front yard. The applicant's lot is a flag lot that is located so that his front yard faces the rear yard of his neighbor. The neighbor's yard contains a shed that is located up against the neighbor's rear lot line which is adjacent to the applicant's proposed location of his new shed. The proposed location is screened from adjoining neighbors and would have no impact on their property.

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.

June 9 2011
Date

Jay C. Voight
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