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-1304
Zoning Administration
Carroll County, Maryland

APPLICANT:	Michael Rubin
REQUEST:	Rear and side yard setback reductions from 5 feet to 2 feet and 1.5 feet for a shed
LOCATION:	6683 Mid Summer Night Court, Eldersburg, MD 21784
MAP/BLOCK/PARCEL:	74/13/681
APPLICABLE REGULATIONS:	Chapter 103.43 and 223.178
HEARING HELD:	August 3, 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 rear and side yard setbacks of 5 feet to 2 feet and 1.5 feet for a shed are as follows:

The applicant has a small rear yard with large trees throughout the property. In addition, he has a large piece of playground equipment in his yard for his children. The adjoining neighbors have no problem with the proposed location. County staff has no problem with the location within a drainage and utility easement, but will issue a letter on the location in the easement.

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.

August 9 2011
Date

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