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-1320
Zoning Administration
Carroll County, Maryland

APPLICANT:	D.L. Rowe Construction
REQUEST:	Reduction of a side yard setback from 20 feet to 16 feet for an attached shed
LOCATION:	1124 Cherrytown Road, Westminster, MD 21158
MAP/BLOCK/PARCEL:	12/21/603
APPLICABLE REGULATIONS:	Chapters 223.75 and 223.181
HEARING HELD:	October 5, 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 side yard setback from 20 feet to 16 feet are as follows:

The applicant would like to build an attached shed to their existing 2 car garage. The shed is going to be 10 feet wide, which would require a 4 foot intrusion into the 20 foot side yard setback. The house, when built, was built as far as possible to the left side of the property. There is a good stand of trees that run along the property line shielding the addition from the neighbors.

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.

October 11, 2011
Date

Jay C Voight
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Zoning Administrator