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-1321
Zoning Administration
Carroll County, Maryland

APPLICANT:	Hugh Cornett
REQUEST:	Reduction of a side yard and a front yard setback from 50 feet to 15 feet and 50 feet to 35 feet respectively
LOCATION:	2020 Emory Road, Reisterstown, MD 21136
MAP/BLOCK/PARCEL:	54/19/129
APPLICABLE REGULATIONS:	Chapters 223.37 and 223.181
HEARING HELD:	October 5, 2011

FINDINGS AND CONCLUSIONS

Based on the testimony and evidence presented at the hearing the variances are granted.

Facts which support the request for relief from the strict terms of the Ordinance, in this case, variances to a side yard and a front yard setback are as follows:

The applicant is proposing to build a 32X64 foot pole building to store various vehicles and equipment that they own. The proposed location is to the left side of the property, in the location of an existing riding arena that the previous owners had built. This location also will line up with the existing paving on site, and will require less disturbance of the ground to use the two together with new paving.

The proposed location encroaches upon a 20 foot wide drainage and utility easement that runs with the side property line. The applicant's will also need to apply to the Bureau of Development Review for a letter stating that they do not have to amend the record plat.

In reviewing the request, it was noted that on the left side of the property there is a golf course, and a good stand of trees between the proposed pole building and the golf course community. As for moving the building forward of the minimum building line, the proposed pole building will not interfere with any requirements for site distance upon leaving the property. The rear two-thirds of

the property are steeply rolling slopes, which would require an excessive amount of grading to build the proposed building.

In lieu of the above facts, a reduction in the side yard setback and the front yard setback of 50 feet to 15 feet and 50 feet to 35 feet are 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.

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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