Tax Map/Block/Parcel
No. 47 6 372

Building Permit/Zoning
Certificate BP00-0408

Case ZA-500

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Robert G. Fehle, Jr. 3231 Eves Way Hampstead, MD 21074
REQUEST:	A variance reducing the minimum required rear yard setback from 50 feet to 12 feet for a pole building
LOCATION:	3231 Eve's Way, Hampstead, MD 21074 E.D. 8
APPLICABLE REGULATIONS:	Article 6, Section 6.7; Article 15, Section 15.5; Zoning Ordinance 1E.
HEARING HELD:	April 5, 2000

FINDINGS & 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 reduction in the minimum required rear yard setback from 50 feet to 12 feet for a pole building, are as follows:

The applicant has applied for a variance on his property zoned Agricultural for a pole building of approximately 40 x 24. In order to place this pole building in an area that will be less intrusive to the adjoining property owners, the applicant has requested placement of the building twelve feet from the rear setback line. This building will house a camper, vehicles, etc. for storage.

The hearing officer has noted that the area selected is lined with pine trees for screening, however, this screening must be continually maintained for the maximum privacy of the adjoining property owners.

The granting of this variance will have no adverse effect on any adjoining property owners.

NOTE:

Appeals of decisions made pursuant to Section 15.5 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators decision in accordance with Section 17.4 of the Carroll County Zoning Ordinance 1E.

A decision of the Zoning Administrator made pursuant to Section 15.5 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

April 17, 2000
Date

Karl V. Reichlin
Zoning Administrator's Designee

cc: Zoning Enforcement

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