Tax Map/Block/Parcel
No. 56 14 254

Building Permit/Zoning
Certificate BP-01-0503

Case ZA-560

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Dean & Pamela Zepp 3030 Buffalo Road New Windsor, Maryland 21776
REQUEST:	A variance to reduce the minimum rear yard setback from 50 feet to 20 feet for the construction of a storage shed
LOCATION:	3030 Buffalo Road New Windsor, Maryland 21776
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapter 223-75 and 223-181
HEARING HELD:	April 4, 2001

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 of the minimum required setback from 50 feet to 20 feet to construct storage shed, are as follows:

The Applicants are requesting a 30 feet variance due to the topography of the land. By denying this variance, the Applicants would have to bring in fill dirt and remove additional trees, which would cause an undue hardship. The location for the proposed shed will be in close proximity to the road, which would create better accessibility for the Applicants. Since the Applicants' property line is a trapezoid shape, there is not enough space to construct the building in the back of the Applicants' residence. The property is zoned Agricultural.

The Applicants asked for clarification of the manner in which the measurement should be taken. The measurement should be taken by laying the tape on the slope of the ground as opposed to a level measurement system.

There were no neighbors present at the hearing opposing the applicant's request; 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:

Appeals of decision made pursuant to Chapter 223-183 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the

Zoning Administrators decision in accordance with Chapter 223-188 of the Code of Public Local Laws & Ordinances.

A decision of the Zoning Administrator made pursuant to Chapter 223-183 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

4/12/01
DATE

Robert A Bair
ROBERT A. BAIR
ZONING ADMINISTRATOR

cc: Zoning Enforcement