Tax Map/Block/Parcel
No. 73 7 462 & 617

Building Permit/Zoning
Certificate BP-01-0904

Case ZA-566

# Official Decision
## Zoning Administrator
### Carroll County, Maryland

| | |
|---|---|
| **APPLICANT:** | T.B.I. Homes, Inc.<br>7320 Grace Drive<br>Columbia, Maryland 21044 |
| **REQUEST:** | A variance from the required setback for open space from 100 Ft. to 70 Ft. to preserve the existing dwelling and barn |
| **LOCATION:** | 6325 White Rock Road<br>Sykesville, Maryland 21784 |
| **APPLICABLE REGULATIONS:** | Code of Public Local Laws and Ordinances, Chapters 223-35 and 223-181 |
| **HEARING HELD:** | May 2, 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 required setback for open space from 100 feet to 70 feet to preserve the existing dwelling and barn, are as follows:

Zoning states there must be a 100 Ft. setback from any stream that goes into open space that the County will be taking to protect the streams, etc. The existing barn is within 70 Ft. of the stream. The barn is in good condition and the Applicant wishes not to tear the barn down, which could be used by the future owner. The Planning Commission has approved this request, pending the granting of the required variance. The developer will be placing covenants on all of the lots that would restrict any type of livestock or animal use because of the close proximity to the reservoir.

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.**

5/14/01
DATE

ROBERT A. BAIR
ZONING ADMINISTRATOR

cc: Zoning Enforcement