Tax Map/Block/Parcel
No. 64 10 486

Building Permit/Zoning
Certificate BP-01-1382

Case ZA-575

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Genine Consagra-Riggins 3935 Benson Mill Court Finksburg, Maryland 21048
REQUEST:	A variance to reduce the required minimum rear yard setback from 50 feet to 10 feet for the construction of a pole barn
LOCATION:	3935 Benson Mill Court Finksburg, Maryland 21048
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-35(B) and 223-181
HEARING HELD:	June 6, 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 rear yard setback from 50 feet to 10 feet to construct a pole barn, are as follows:

The Applicant is requesting a 40 Ft. variance to construct a 24 Ft. x 34 Ft. barn on property that is a recorded sub-division lot in Benson Mills. Much of the site is subject to a forest conservation easement. With streams and springheads in the area, the property is governed by sub-division regulations requiring a 100 Ft. on each of the stream banks for a water resource protection easement. The proposed location of the barn will infringe on a zoning line established by Section 223-35. Due to the location of the house, easements and septic system, the Applicant is limited to where the proposed barn can be placed that would be without the 10 Ft. drainage, utilities and recorded easements without creating unreasonable and practical difficulty for the Applicant. The proposed barn will be used to shelter one horse and one pony. There is no dwelling to our knowledge existing on Lot 7 to the rear of the property.

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 Zoning Certificate.

Official 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.

6/10/01
DATE

ROBERT A. BAIR
ZONING ADMINISTRATOR

cc: Zoning Enforcement