Tax Map/Block/Parcel
No. 67 1 321

Building Permit/Zoning
Certificate BP-01-1846

Case ZA-577

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Michael H. Stem 1802 Ridge Road Westminster, Maryland 21157
REQUEST:	A variance from the building setback line in order to expand the need to change the setback line from 40 Ft. to 30 Ft. to place portable mini storage buildings.
LOCATION:	1715 Old Liberty Road Westminster, Maryland 21157
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-113 and 223-181
HEARING HELD:	July 11, 2001

FINDINGS & CONCLUSIONS

Based on the testimony and evidence presented at the hearing, the variance is granted.

The Applicant testified that he has a demand for additional mini storage units. Roads surround the existing mini storage units on all sides of the property. The proposed units will be placed on the Rt. 26 side of the property where the State has a sizable right-of-way beyond the paved surface. The setback variance for these portable units is needed since the back fence is close to the property line and the State road right-of-way with the grass embankments etc. There would be no safety problems for people utilizing the facility, since there is more space between the new proposed units than the existing units. The new units would not infringe upon the traveled surface.

As a result, the expansion of portable mini-storage units on any other location of the Applicants' property would create unreasonable and practical difficulty.

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.

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.

7/20/01
DATE

ROBERT A. BAIR
ZONING ADMINISTRATOR

cc: Zoning Enforcement