Tax Map/Block/Parcel
No. 71 19 212

Building Permit/Zoning
Certificate BP-01-2858

Case ZA-608

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Gary L. Dewees 6831 Runkles Road Mt. Airy, Maryland 21771
REQUEST:	A variance from the required minimum setback of 50 Ft. to 25 Ft. and 6 Ft. for the construction of a building
LOCATION:	6831 Runkles Road Mt. Airy, MD 21771
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-37 and 223-181
HEARING HELD:	November 7, 2001

FINDINGS & CONCLUSIONS

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

The Applicants are requesting a variance from the required minimum setback of 50 Ft. to 25 Ft. and 6 Ft. for the construction of a building. The topography of the property is not level and the only way to access it is along the power line. Baltimore Gas and Electric has approved the driveway entrance for this building. The Applicant does not want to disturb the existing trees and streams. Mr. Green suggested the possibility of moving the building 4 more feet. The Applicant stated that by moving the building 4 additional feet, it would interfere with an existing wall and it would require cutting down more trees.

Due to the existing trees, the location of the driveway and the steepness of the slope, the building could not be placed on any other location of the property. The Applicant meets the test of practical difficulty based on these reasons.

The Applicant has no close neighbors and no neighbors were 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 a 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.

November 19, 2001
DATE

Ralph E. Green
RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement

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