Tax Map/Block/Parcel
No. 29 22 336

Building Permit/Zoning
Certificate BP-01-3506

Case ZA-616

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Eugene J. Perry 2637 Old Taneytown Road Westminster, Maryland 21158
REQUEST:	A variance from the required sideyard setback of 50 Ft. to 10 Ft. for the construction of a storage building
LOCATION:	2637 Old Taneytown Road Westminster, MD 21157
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-75 and 223-181
HEARING HELD:	January 8, 2002

FINDINGS & CONCLUSIONS

Facts, which support the request for relief from the strict terms of the Ordinance, in this case, a reduction of the minimum required side yard setback from 50 feet to 10 feet to construct a storage building, are as follows:

The Applicant is proposing to construct a 24 x 32 Ft. storage building located on the upper corner of the property, which will be 14 Ft. from the property line and 4 Ft. from the 20 Ft. easement. The proposed location is the only level section on the property. If the building were to be built with the proper setback, the view would be obstructed from the rear of the house, and it would interfere with an existing grape vineyard.

Due to the sloping topography of the land, construction of this storage building on any other location of the Applicant's property would create unreasonable and practical difficulty.

Currently, there are two other existing sheds on the property. Both sheds are within the 50 Ft. building setback line. The Applicant needs to correct the setback violation for the sheds and obtain the proper building permits.

Based upon the testimony given and the fact that no neighbors were present at the hearing opposing the Applicant's request, the variance is granted. 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.

JANUARY 16, 2002
DATE

RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement