Tax Map/Block/Parcel
No. 65 24 80

Building Permit/Zoning
Certificate BP-01-2873

Case ZA-629

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	James & Sondra Humphrey 5797 West Falls Road Mt. Airy, Maryland 21771
REQUEST:	A variance from the required minimum side yard setback of 50 Ft. to 22 Ft. for the construction of a pole barn
LOCATION:	5797 West Falls Road Mt. Airy, MD 21771
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-37 and 223-181
HEARING HELD:	April 2, 2002

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 side yard setback from 50 feet to 22 feet to construct a pole barn, are as follows:

The Applicants are proposing to construct a pole barn on their property to be used for storage of lawn mowers, equipment, etc. The pole barn will be constructed to coordinate with the house and would be aesthetically pleasing to the community. Due to the topography of the land, the placement of the existing septic system and replacement septic system, and the drainage easement, this is the only usable area in which the Applicants could construct the pole barn without causing undue hardship or practical difficulty. A letter of support was received from a neighbor regarding the location of the proposed pole barn, since there are trees on the property that would serve as screening.

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.

APRIL 16, 2002
DATE

Ralph E. Green
RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement