Tax Map/Block/Parcel
No. 70 24 186

Building Permit/Zoning
Certificate BP-02-1110

Case ZA-650

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Louis J. Calka, Jr. 6904 Runkles Road Mt. Airy, Maryland 21771
REQUEST:	A variance from the required minimum side yard setback of 100 Ft. to 32 Ft. and to a house on surrounding property of 3 acres or more from 200 Ft. to 161 Ft. for the construction of a barn.
LOCATION:	6904 Runkles Road Mt. Airy, MD 21771
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-16, 223-37 and 223-181
HEARING HELD:	May 7, 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 of 100 feet to 32 feet and to a house on surrounding property of 3 acres or more from 200 Ft. to 161 Ft. for the construction of a barn, are as follows:

The Applicant is requesting a variance due to the irregular shape of the lot. The lot is long and narrow. In order to be 100 Ft. from either sideline, there is a very limited area to construct a barn. The only other location could be north of the row of pine trees that bisect the lot and that location is also hilly, which would require excavation and would take up some of the field space that is reserved for horses. There is also a recorded drainage and utilities easement across the lot in this area. There will only be horses in the barn, since there are covenants and restrictions regarding animals. The Applicant has demonstrated undue hardship and practical difficulty and this is the most practical location for the barn to be functional.

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.

May 17, 2002
DATE

GAYLE FRITZ
ACTING ZONING ADMINISTRATOR'S DESIGNEE

cc: Zoning Enforcement