Tax Map/Block/Parcel
No. 62 3 357

Building Permit/Zoning
Certificate BP-02-0788

Case ZA-651

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	James & Teresa Kramer 1135 Frizzell Road Westminster, Maryland 21157
REQUEST:	A variance from the required minimum side yard setback of 50 Ft. to 17 Ft. for the construction of a detached shed.
LOCATION:	1135 Frizzell Road Westminster, MD 21157
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 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 50 feet to 17 feet for the construction of a detached shed, are as follows:

The Applicant is proposing to construct a detached shed to conform with the existing dwelling for storage of children's bikes and yard equipment. The Applicant will be digging out a hill for the location of the shed. The roof peak of the shed will be approximately 6 Ft. from the ground. The rear of the Applicant's house is technically the side of his house because of the way the house is located on the property. The septic system is located in the front of the house, which creates an undue hardship and practical difficulty for any type of construction. To the rear of the Applicant's property is the well pump and well line. The only location the Applicant could have the shed without obtaining a variance would be in the middle of a pasture, which would be impractical.

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
GAYLE FRITZ
ACTING ZONING ADMINISTRATOR'S DESIGNEE

cc: Zoning Enforcement