Tax Map/Block/Parcel
No. 45 12 699

Building Permit/Zoning
Certificate BP-02-2315

Case ZA-664

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Chris Tubo 225 Montpelier Court Westminster, Maryland 21157
REQUEST:	A variance from the required minimum setback of 5 Ft. to 0 Ft. for the construction of a shed.
LOCATION:	225 Montpelier Court Westminster, MD 21157
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-178 and 223-181
HEARING HELD:	July 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 setback of 5 feet to 0 feet for the construction a shed, are as follows:

The Applicant is proposing to construct an 8 Ft. x 12 Ft. shed in the rear of his one-tenth acre lot. Since the Applicant will have a fenced area in the rear of the property to include a swimming pool and playground for his children, and plans to construct a deck in the future, there is limited space on the property for the placement of a shed. The size and topography of the lot creates practical difficulty for the Applicant.

The Applicant presented a letter from the Westminster Highlands Homeowners Association approving the installation of shed with the understanding that the shed will be partially on the property that leads into the common ground. 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.

JULY 3, 2002
DATE

RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement