Tax Map/Block/Parcel
No. 73 13 589

Building Permit/Zoning
Certificate BP-02-2314

Case ZA-668

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Tim Baum 6400 Candlewick Court Sykesville, Maryland 21784
REQUEST:	A variance from the required minimum setback of 350 Ft. to 100 Ft. for the construction of a shed and 350 Ft. to 220 Ft. for the construction of an addition/garage to the existing dwelling.
LOCATION:	6400 Candlewick Court Sykesville, MD 21784
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-181
HEARING HELD:	July 2, 2002

FINDINGS & CONCLUSIONS

Based on the testimony and evidence presented at the hearing, the variances are 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 350 Ft. to 100 Ft. for the construction a shed and 350 Ft. to 220 Ft. for the construction of an addition/garage to the existing dwelling, are as follows:

On one side of the home there is a stone retaining wall and an orchard. The septic tank and pump chamber, as well as two huge maple trees are located in the rear of the property. New drain fields were recently installed on the property as well. As a result, there is only one practical location for the shed. This property has two minimum building lines that were recorded on the subdivision. It is not fully understood the reason why this property was recorded with these two minimum building lines. Typically, the reason would be for the septic system; however, the Applicant's septic is not located near the lines. The property has strange setbacks, and the setbacks the Applicant is proposing does meet the requirements of the zoning ordinance. The difficulty for the Applicant is the setbacks on the recorded plat. The Applicant may proceed with either the shed or addition/garage or both.

No neighbors were present at the hearing opposing the Applicant's request; therefore, the granting of these variances 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 16, 2002
DATE

Ralph E. Green
RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement