Tax Map/Block/Parcel
No. 52 16 675

Building Permit/Zoning
Certificate BP-01-0540A

Case ZA-681

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	William & Jane Mackie 1800 Jennaaron Drive Westminster, Maryland 21157
REQUEST:	A variance from the required minimum side yard setback of 20 Ft. to 10 Ft. for an existing shed.
LOCATION:	1800 Jennaaron Drive Westminster, MD 21157
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-75 and 223-181
HEARING HELD:	September 3, 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 20 feet to 10 feet for an existing shed, are as follows:

The lot is a parallelogram. When the house was constructed the minimum setback was on a corner. If you take lines parallel to that, the shed is actually sitting behind the front of the house and sitting behind the neighbor's house. The shed was originally to be located on the other side of the turn around of the driveway. There are 50 acres of woods to the rear of the Applicant's property and 50 acres of farmland in the front. The shed is used as storage for lawn equipment, tools, etc. The shed was originally to be placed where the pool is currently located. The Applicant had a permit nailed to a tree for the shed that had been removed unbeknownst to the Applicant. The Applicant was contacted by the Permits Department giving the expiration date of the permit. The shed is in a wooded setting with landscaping.

Based on the testimony, this is an administrative process the Applicant needs to go through because the ordinance dictates the 20 Ft. and a variance procedure for a footage reduction is required. The shed is in the most advantageous location for the Applicant, which blends in well with the property.

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.

SEPTEMBER 12, 2002
DATE

Ralph E. Green
RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement