Tax Map/Block/Parcel
No. 51 10 685

Building Permit/Zoning
Certificate BP-02-3827

Case ZA-696

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Denise A. Fritz & Richard C. Landes 857 Regent Street Westminster, Maryland 21157
REQUEST:	A variance from the required minimum setback of 5 Ft. to 1-1/2 Ft. for the construction of a shed.
LOCATION:	857 Regent Street Westminster, MD 21157
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-178 and 223-181
HEARING HELD:	November 5, 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 1-1/2 feet for the construction a shed, are as follows:

The house on this lot was constructed to the rear of the property with the septic system in the front yard. Several trees have already been taken down and there is still a very large stump in the way, which is why the shed needs to be turned at an angle and cannot meet the 5 Ft. setback.

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.

November 15, 2002
DATE

Ralph E. Green
RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement