Tax Map/Block/Parcel
No. 46 19 1568

Building Permit/Zoning
Certificate BP-03-0644

Case ZA-747

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Donald P. Carey 1207 Canon Way Westminster, MD 21157
REQUEST:	A variance from the required minimum yard setback of 10 feet to 5 feet for a shed.
LOCATION:	1207 Canon Way Westminster, MD 21157
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Section 223-149 and 223-181
HEARING HELD:	May 7, 2003

FINDINGS & CONCLUSIONS

Based on the testimony and evidence presented at the hearing for this variance and a site visit for a physical review of the conditions, this variance is granted.

The property was inspected by the Zoning Administrator and the proposed location for a utility shed was found to have a minimal, if any, effect on adjoining property owners and the overall character of the neighborhood. There are no other suitable locations on the property for the shed due to topography of the lot.

The property was duly posted and adjoining property owners were notified of the variance hearing. The petitioner, Donald Carey, attended the hearing.

Strict compliance with the terms zoning ordinance, per Section 223-181, would be impractical and cause undue hardship on the petitioners.

This approval is valid for one year from the date of a Zoning Certificate.

NOTE:

Appeals of decision made pursuant to Section 223-181 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators decision in accordance with Section 223-182 of the Code of Public Local Laws & Ordinances.

A decision of the Zoning Administrator made pursuant to Section 223-182 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator=s decision.

5-9-03
DATE

NEIL RIDGELY
ZONING ADMINISTRATOR

cc: Zoning Enforcement