CARROLL COUNTY GOVERNMENT
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Office of Zoning Administration
Neil M. Ridgely
Zoning Administrator

12 June 2003

Mr. and Mrs. Robert Campitelli
875 Hunters Choice Drive
Westminster, MD 21157

Re: Variance for construction of a pole barn within the setback area
Case ZA-760, Permit 03-1438

Dear Mr. and Mrs. Campitelli

Based on the testimony and evidence presented at the hearing on the above referenced variance, the variance is granted.

Facts which support the request for relief from the strict terms of The Code of Public Local Laws and Ordinances for Carroll County, in this case Sections 223-75 and 223-16 for a reduction to the required setback to a lot of less that 3 acres which is occupied by a residence or a barn from 200 feet to 38 feet for the construction of a multipurpose barn for the keeping of horses and equipment are as follows:

The property was inspected by the Zoning Administrator and the proposed construction of a barn was found to have a minimal, if any, effect on adjoining property owners and the overall character of the neighborhood. The site was properly posted and adjoining property owners notified.

There were no members of the public present at the July 12th hearing to testify in opposition to the project. The Office of Zoning Administration has not received any comments in opposition to the variance by either mail or telephone.

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

This approval is valid for one year. Appeals to this decision must be filed within 30 days of the date of the approval.

Sincerely,

Neil M. Ridgely
Zoning Administrator
CC: Adjoining property owners
file