Official Decision
Case ZA-1223
Zoning Administration
Carroll County, Maryland

APPLICANT:
John B. and Jutta G. Hubbs

REQUEST:
Reduction of the side yard setback from 10 feet to 8 feet

LOCATION:
1303 Buckhorn Road, Sykesville, MD 21784

MAP/BLOCK/PARCEL:
67/14/255

APPLICABLE REGULATIONS:
Chapters 223-72 and 223-181

HEARING HELD:
August 4, 2010

FINDINGS AND 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 variance for a reduction of a side yard setback from 10 feet to 8 feet are as follows:

A previous owner had applied to the Board of Zoning Appeals, Case No. 2806, to reduce the side yard setback from 20 feet to 10 feet for a carport. The present owner would like to add a 2 foot wide storage unit along the side of the carport to keep his lawn tools in. This would require a further reduction of the 10 feet granted by the BZA. When the BZA heard the original case, setback variances were under the review of the BZA; since then, the ordinance has changed and the Zoning Administrator can now hear reduction of setbacks up to 75% of the required setback. In this case, 75% of the required setback of 20 feet would be 5 feet. There is a good amount of screening between the proposed storage unit and the adjoining property.

The adjoining property owner did send a letter in support of the reduction. No neighbors were present at the hearing opposing the variance; 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 this decision.
Note: An appeal of a Decision made pursuant to Chapter 223-181.2 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrator’s decision in accordance with Chapter 223-182 and 223-188 of the Code of Public Local Laws and Ordinances.

A decision of the Zoning Administrator made pursuant to Chapter 223-181 is final and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator’s decision.

August 9 2010
Date

Jay C. Woight
Zoning Administrator