Official Decision  
Case ZA-1304  
Zoning Administration  
Carroll County, Maryland

APPLICANT: Michael Rubin  
REQUEST: Rear and side yard setback reductions from 5 feet to 2 feet and 1.5 feet for a shed  
LOCATION: 6683 Mid Summer Night Court, Eldersburg, MD 21784  
MAP/BLOCK/PARCEL: 74/13/681  
APPLICABLE REGULATIONS: Chapter 103.43 and 223.178  
HEARING HELD: August 3, 2011

**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 to rear and side yard setbacks of 5 feet to 2 feet and 1.5 feet for a shed are as follows:

The applicant has a small rear yard with large trees throughout the property. In addition, he has a large piece of playground equipment in his yard for his children. The adjoining neighbors have no problem with the proposed location. County staff has no problem with the location within a drainage and utility easement, but will issue a letter on the location in the easement.

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.

**CARROLL COUNTY**  
*a great place to live, a great place to work, a great place to play*
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 223-181 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, 2011
Date

Jay C. Voight
Zoning Administrator