Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT: Piney Ridge Village Ltd.
           Partnership
           4219 Hanover Pike
           Manchester, Maryland 21102

REQUEST: A variance to reduce the minimum
          required side yard setback from 10
          feet to 4 feet for a temporary real
          estate sales office

LOCATION: 1166 Heathfield Road
           Piney Ridge Village Section 6
           Eldersburg, Maryland 21784

APPLICABLE REGULATIONS: Code of Public Local Laws and
                         Ordinances, Chapters 223-166 and
                         223-181
                         April 4, 2001

HEARING HELD:

FINDINGS & CONCLUSIONS

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

Martin K.P. Hill, of Masonry Homes and Piney Ridge Village Limited
Partnership testified that a temporary sales trailer is needed through
June. The trailer is located on an open space parcel in a new residential
development currently under construction. The topography has forced the
Applicant to locate the trailer to a point that encroaches on a 10-Ft. side
yard that is required in the ordinance. A denial of this temporary
variance request would cause a significant hardship for the applicant,
since the relocation of the trailer would limit the marketability of the
new homes under construction.

The contiguous property is an open space parcel and on all sides of
the trailer there are no adjoining parcels that are occupied. The backside
of the parcel adjoins the road that is currently deeded to the County;
therefore, the granting of this variance is based on practical difficulty
and should have no adverse effect.

This approval is valid for one year from the date of this decision.

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
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.

cc: Zoning Enforcement

DATE 4/12/01

ROBERT A. BAIR
ZONING ADMINISTRATOR