Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:
Gary L. Dewees
6831 Runkles Road
Mt. Airy, Maryland 21771

REQUEST:
A variance from the required
minimum setback of 50 Ft. to 25 Ft.
and 6 Ft. for the construction of a
building

LOCATION:
6831 Runkles Road
Mt. Airy, MD 21771

APPLICABLE REGULATIONS:
Code of Public Local Laws and
Ordinances, Chapters 223-37 and
223-181
November 7, 2001

FINDINGS & CONCLUSIONS

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

The Applicants are requesting a variance from the required minimum
setback of 50 Ft. to 25 Ft. and 6 Ft. for the construction of a building.
The topography of the property is not level and the only way to access it
is along the power line. Baltimore Gas and Electric has approved the
driveway entrance for this building. The Applicant does not want to
disturb the existing trees and streams. Mr. Green suggested the
possibility of moving the building 4 more feet. The Applicant stated that
by moving the building 4 additional feet, it would interfere with an
existing wall and it would require cutting down more trees.

Due to the existing trees, the location of the driveway and the
steepness of the slope, the building could not be placed on any other
location of the property. The Applicant meets the test of practical
difficulty based on these reasons.

The Applicant has no close neighbors and no neighbors were present at
the hearing opposing the Applicant’s request; 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 a Zoning
Certificate.
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 Code of Public Local Laws & Ordinances.

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.

November 19, 2001

Ralph E. Green

DATE

ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement