Case ZA-616

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT: Eugene J. Perry
2637 Old Taneytown Road
Westminster, Maryland 21158

REQUEST: A variance from the required
sideyard setback of 50 Ft. to 10
Ft. for the construction of a
storage building

LOCATION: 2637 Old Taneytown Road
Westminster, MD 21157

APPLICABLE REGULATIONS: Code of Public Local Laws and
Ordinances, Chapters 223-75 and
223-181
January 8, 2002

HEARING HELD:

FINDINGS & CONCLUSIONS

Facts, which support the request for relief from the strict terms of
the Ordinance, in this case, a reduction of the minimum required side yard
setback from 50 feet to 10 feet to construct a storage building, are as
follows:

The Applicant is proposing to construct a 24 x 32 Ft. storage building
located on the upper corner of the property, which will be 14 Ft. from the
property line and 4 Ft. from the 20 Ft. easement. The proposed location is
the only level section on the property. If the building were to be built
with the proper setback, the view would be obstructed from the rear of the
house, and it would interfere with an existing grape vineyard.

Due to the sloping topography of the land, construction of this
storage building on any other location of the Applicant’s property would
create unreasonable and practical difficulty.

Currently, there are two other existing sheds on the property. Both
sheds are within the 50 Ft. building setback line. The Applicant needs to
correct the setback violation for the sheds and obtain the proper building
permits.

Based upon the testimony given and the fact that no neighbors were
present at the hearing opposing the Applicant’s request, the variance is
granted. 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.

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 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.

January 16, 2002

Ralph E. Green

DATE

ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement