Case ZA-664

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:
Chris Tubo
225 Montpelier Court
Westminster, Maryland 21157

REQUEST:
A variance from the required
minimum setback of 5 Ft. to 0 Ft.
for the construction of a shed.

LOCATION:
225 Montpelier Court
Westminster, MD 21157

APPLICABLE REGULATIONS:
Code of Public Local Laws and
Ordinances, Chapters 223-178 and
223-181
July 2, 2002

FINDINGS & 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 reduction of the minimum required setback of
5 feet to 0 feet for the construction a shed, are as follows:

The Applicant is proposing to construct an 8 Ft. x 12 Ft. shed in the
rear of his one-tenth acre lot. Since the Applicant will have a fenced
area in the rear of the property to include a swimming pool and playground
for his children, and plans to construct a deck in the future, there is
limited space on the property for the placement of a shed. The size and
topography of the lot creates practical difficulty for the Applicant.

The Applicant presented a letter from the Westminster Highlands
Homeowners Association approving the installation of shed with the
understanding that the shed will be partially on the property that leads
into the common ground. 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.
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 Administrator's 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.

July 3, 2002
DATE

RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement