

CARROLL COUNTY GOVERNMENT

225 N. Center Street  
Westminster, Maryland 21157  
410-386-2980  
Toll-free 1-888-302-8978  
Fax 410-386-2451  
TT 410-848-3017



Office of  
Zoning Administration

**Official Decision  
Case ZA-1152  
Zoning Administrator  
Carroll County, Maryland**

**APPLICANT:** Chuck Merryman  
**REQUEST:** A variance from the rear yard setback of 50 feet to 25 feet for a new residence  
**LOCATION:** 2501 Jim Kohler Rd.  
Sykesville, Md.  
**MAP/BLOCK/PARCEL:** 69/21/94

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

**HEARING HELD:** September 2, 2009

**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 reduction of the minimum required rear yard setback of 50 feet to 25 feet for a new residence are as follows:

The applicant would like to construct a new residence and live in the existing house during the construction process. The old house will be torn down within 30 days of the issuance of the Use and Occupancy permit on the new house. This lot is triangular in shape and the best location for the new house will be in the front left corner. To locate the house elsewhere on the property would create a loss of valuable pastureland or, at the back of the property, the loss of many trees and would require the construction of a new driveway and possibly a new entrance. This property is contiguous to a large parcel of privately owned undeveloped land and watershed property.

No neighbors were present at the hearing opposing the use; therefore, the granting of this use should have no adverse effect on any adjoining property owners.

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

**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 223-188 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.

September 8, 2009  
Date

Gayle Fritz  
Gayle Fritz  
Zoning Administrator