

Case ZA-650

**Official Decision
Zoning Administrator
Carroll County, Maryland**

APPLICANT: Louis J. Calka, Jr.
6904 Runkles Road
Mt. Airy, Maryland 21771

REQUEST: A variance from the required
minimum side yard setback of 100
Ft. to 32 Ft. and to a house on
surrounding property of 3 acres or
more from 200 Ft. to 161 Ft. for
the construction of a barn.

LOCATION: 6904 Runkles Road
Mt. Airy, MD 21771

APPLICABLE REGULATIONS: Code of Public Local Laws and
Ordinances, Chapters 223-16, 223-37
and 223-181

HEARING HELD: May 7, 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 side yard setback of 100 feet to 32 feet and to a house on surrounding property of 3 acres or more from 200 Ft. to 161 Ft. for the construction of a barn, are as follows:

The Applicant is requesting a variance due to the irregular shape of the lot. The lot is long and narrow. In order to be 100 Ft. from either sideline, there is a very limited area to construct a barn. The only other location could be north of the row of pine trees that bisect the lot and that location is also hilly, which would require excavation and would take up some of the field space that is reserved for horses. There is also a recorded drainage and utilities easement across the lot in this area. There will only be horses in the barn, since there are covenants and restrictions regarding animals. The Applicant has demonstrated undue hardship and practical difficulty and this is the most practical location for the barn to be functional.

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.

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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.

May 17, 2002
DATE

Gayle Fritz
GAYLE FRITZ
ACTING ZONING ADMINISTRATOR'S DESIGNEE

cc: Zoning Enforcement