

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

HEARING HELD: 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.

OFFICIAL DECISION

ZA-664

Page Two

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.

July 3, 2002

DATE



RALPH E. GREEN

ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement