Tax Map/Block/Parcel
No. 74-13-681

Building Permit/Zoning
Certificate 92-1109

Case ZA-10

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Dorothy Richardson
6671 MacBeth Way
Sykesville, MD 21784

REQUEST: A variance reducing the minimum setback requirement of 5 ft. to about 2 ft. for a utility shed located in the rear yard.

LOCATION: 6671 MacBeth Way, in Election District 5, Lot 182 on a plat recorded at 28/54.

APPLICABLE REGULATIONS: Article 8, Section 8.3, Article 15, Section 15.2(b), 15.5

HEARING HELD: February 3, 1993

FINDINGS AND CONCLUSION

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 requirement for a 5 foot setback from side and rear property lines for an accessory structure are as follows:

1. The shed has been in place for approximately six years and was integrated into a landscaping plan which maximizes the retention of mature trees on the site.

2. Relocation of the shed would require it to be dismantled.

3. Relocation of the shed to the open portion of the lot would severely restrict use on the small lot.

4. The Bureau of Permits & Inspections, as authorized by the Planning Commission, has determined that the shed does not impede the flow of water in the drainage easement.

Solveig L. Smith

February 11, 1993

Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement

Code: Case10.FC