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

Building Permit/Zoning
Certificate 92-1098

Case ZA-12

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Eugene & Sharon Wallace
6651 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: 6651 MacBeth Way in Election District 5, Lot 181, 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 & rear property lines for an accessory structure are as follows:

1. The shed has been in place for approximately five years and was located in such a way as to maximize usable space on the small lot and to minimize the tree loss.

2. Landscaping around the shed is well-established and relocation of the shed would affect the stabilization of the lot.

3. 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: Case12.FC