Tax Map/Block/Parcel
No. 13-3-303

Building Permit/Zoning
Certificate 94-1970

Case ZA-123

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: John J. and Paula L. Gerding
707 Lake Drive
Wesmtinster, MD 21158

REQUEST: Variances reducing the minimum required side yard from 20 feet to about 12 feet and reducing the minimum separation between the residence and the accessory building from 6 foot to about 5.5 foot for a utility shed.

LOCATION: 707 Lake Drive, in Election District 3, Lot 12 in Section 2 of Grand Valley Acres, a subdivision recorded at 13/75

APPLICABLE REGULATIONS: Article 5C, Section 5C.5; Article 15, Section 15.2(b) and 15.5

HEARING HELD: July 7, 1994

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 20 foot side yard and a 5 foot separation for a utility shed are as follows:

a) The location of the shed was planned to accommodate storage of a tractor used to clear the driveway and the septic area of snow. Proximity to the driveway is critical.

b) Location of the accessory building in the rear yard is impractical because of an existing in-ground pool.

DATE: July 18, 1994

Solveig L. Smith
Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement

Code: Case123.FC