Tax Map/Block/Parcel
No. 4-21-107

Building Permit/Zoning
Certificate 94-3961

Case ZA-156

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Suzanne M. Anania
1130 Humbert Schoolhouse Road
Westminster, MD 21158

REQUEST: A variance reducing the minimum side yard requirement from 5 feet to about 2 feet for a shed in the rear yard.

LOCATION: 1130 Humbert Schoolhouse Rd., in E.D. 3.

APPLICABLE REGULATIONS: Art. 15, Sections. 15.2(b) and 15.5.

HEARING HELD: January 4, 1995

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 5 foot side yard requirement for a detached shed in the rear yard are as follows:

a) The applicant states she was not aware of the requirement for a building permit. The shed is substantially built, including concrete footers and would not be easily moved.

b) The septic system in the rear yard limits options for placement of the shed. The present location was chosen to optimize the use of the yard and the view.

c) This is an off-conveyance lot and there is no drainage or utility easement.

DATE: 1-11-95

Solveig L. Smith

Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement

Code: Case 156.DEC