Tax Map/Block/Parcel
No. 53-9-631

Building Permit/Zoning
Certificate 95-2935

Case ZA-210

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Michael & Joyce Stone
1511 Pilgrim Lane
Finksburg, MD 21048

REQUEST: A variance reducing the minimum front yard requirement from 35 feet to about 15 feet and the minimum side yard requirement from 12 feet to about 1 foot for an existing storage shed.

LOCATION: 1511 Pilgrim Lane, in E.D. 4, lot 23 in Section 4 of Lawndale Acres, a subdivision recorded at 6/86.

APPLICABLE REGULATIONS: Art. 7, Sec. 7.5; Art. 15, Sec. 15.5.

HEARING HELD: September 29, 1995

FINDINGS AND CONCLUSION

Based on the testimony and evidence presented at the hearing, the variances are granted.

Facts which support the request for relief from the strict terms of the ordinance, in this case a 35 foot front yard requirement and a 12 foot side yard requirement for a storage shed are as follows:

a) The shed was in place when the Stones acquired the property.
b) The lot configuration results in limited rear yard area; and the rear yard is occupied by the septic system.
c) The shed is substantial in size and construction and would be difficult to re-locate.
d) The structure is well screened from Pilgrim Lane by a row of mature evergreens.

Approval of this variance is subject to the following conditions:

1) Relocate the existing dog kennel which encroaches over the common property line with the Bankard property so that it is completely on lot 23.
2) Maintain the existing evergreen screening, including replacement of any trees that die or are damaged.

DATE: 10-16-95

Solveig L. Smith
Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement
Code: Case 210.DEC