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

Building Permit/Zoning
Certificate 95-2923

Case ZA-217

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: James & Rene Brown
6554 Kali Drive
Eldersburg, MD 21784

REQUEST: A variance reducing the minimum setback requirement from 5 feet to about 2.5 feet for an accessory building.

LOCATION: 6554 Kali Drive, in E.D. 5, lot 279 in Section 4A of Carrolltowne, a subdivision recorded at 37/18.

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

HEARING HELD: November 1, 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 setback requirement for a storage shed in the rear yard are as follows:

a) The area of this lot for placement of an accessory structure is very limited. The building was placed close to the property line to preserve as much space as possible between it and a proposed deck.

b) Applicant was unaware that a building permit was required.

c) The shed is constructed on a concrete slab and would be difficult to move.

d) The Bureau of Permits and Inspections has verified that the Drainage and Utilities Easement at the affected location will not be needed.

DATE: 11-16-95

Solveig L. Smith

Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement

Code: Case 217.DEC