Tax Map/Block/Parcel
No. 38-1-747

Building Permit/Zoning
Certificate 95-4103

Case ZA-231

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

**APPLICANT:** Michael R. & Deborah M. Stewart
1329 Pleasant Valley Road
Westminster, MD 21158

**REQUEST:** A variance reducing the minimum rear yard requirement from 50 feet to about 20 feet for a storage building/personal woodworking shop.

**LOCATION:** 1362 South Pleasant Valley Road, in E.D. 2.

**APPLICABLE REGULATIONS:** Art. 6, Sec. 6.7; Art. 15, Sec. 15.5.

**HEARING HELD:** January 18, 1996

**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 50 foot rear yard requirement for an accessory building located in the side yard are as follows:

a) The buildable area of this lot is severely limited by topography, including a deep drainage swale which bisects the property.

b) The dwelling is to be located 275 feet from the front property line and will be oriented toward the driveway along the northerly property. The length of the house and the attached garage results in the storage building being located in the "technical" side yard of the dwelling, therefore, it is subject to the 50 foot rear yard requirement.

DATE: 1-26-96

Solveig L. Smith

Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement

Code: Case 231.D96