Tax Map/Block/Parcel
No. 40-22-418

Building Permit/Zoning
Certificate 96-1250

Case ZA-248

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: John B. Blum
630 Marpete Drive
Hampstead, MD 21074

REQUEST: A variance reducing the minimum front yard requirement from 40 feet to about 20 feet for a storage shed.

LOCATION: 630 Marpete Drive, in E.D. 8; lot 6 in Section 2 of Myerly Manor, a subdivision recorded at 27/43.

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

HEARING HELD: May 2, 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 40 foot front yard requirement for a storage shed located in the front yard are as follows:

a) This plqt was recorded with 40 foot front building restriction lines parallel to Hoffman Mill Road, when in fact the residences located on Marpete Drive are oriented toward Marpete Drive as their front yards. The proposed shed location is effectively in a side yard.

b) The residence on the adjoining lot nearest the shed is several hundred feet away from the property line.

c) Reasonable placement of the shed on the lot is limited by topography and location of the septic area.

DATE: May 10, 1996 Solveig L. Smith
Solveig L. Smith, Zoning Administrator

cc: Zoning Enforcement
Code: Case 248.D96