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

Building Permit/Zoning
Certificate 96-2501

Case ZA-266

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Daniel L. Thomas
1801 Fallstaff Ct.
Eldersburg, MD 21784

REQUEST: A variance reducing the minimum rear and side yard requirement from 5 feet to about 2 feet respectively for an accessory shed.

LOCATION: 1801 Fallstaff Ct., in E.D. 5

APPLICABLE REGULATIONS: Art. 8, Sect. 8.3, Article 15, Section 15.2(b) and 15.5, Zoning Ordinance 1E.

HEARING HELD: August 7, 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 5 foot rear and side yard requirement for an accessory shed are as follows:

a) This dwelling is in a subdivision where homes were built on small lots using most of the buildable envelope, therefore, limiting the placement of sheds, decks or other accessory buildings.

b) Placement of a deck limits the locations for a shed.

c) The rear of the property backs up to Ridge Road and has a six foot privacy fence along this rear property line.

d) Other residences in the area will not be adversely affected by the placement of the shed.

DATE: 8/14/96

George Beisser

George Beisser, Acting Zoning Administrator

cc: Zoning Enforcement
Code: Case 266.D96