Tax Map/Block/Parcel
No. 73 12 41

Building Permit/Zoning
Certificate BP98-3066

Case ZA-428

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Karl Schaper 6230 N. Walnut Avenue Sykesville, MD 21784-6531
REQUEST:	A variance reducing the minimum side and rear yard setback requirements for a shed
LOCATION:	6230 N. Walnut Avenue Sykesville, MD 21784 E. D. 5
APPLICABLE REGULATIONS:	Article 7, Section 7.5; Article 15, Section 15.5; Zoning Ordinance 1E
HEARING HELD:	December 2, 1998

FINDINGS & CONCLUSIONS

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 reduction in the side and rear yard requirement for an accessory shed, are as follows:

This lot is a small lot, 91 feet by 81 feet, that does not conform to current standards in "R-20,000" Residential Districts. The parcel was a pre-existing parcel and therefore buildable. Placement of any other structure on this property is limited.

The proposed location of the shed will be at the end of the existing concrete driveway. The property in the rear is screened by a six-foot high stockade fence. If the shed was placed in the full rear yard of the dwelling, under the terms of the Zoning Ordinance it could be placed within five (5) feet of a side and rear yard.

From a practical standpoint, granting of the requested variances will have no adverse effect on adjoining properties.

December 10, 1998
Date

George L. Beisser
George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

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