Tax Map/Block/Parcel
No. 6 19 40

Building Permit/Zoning
Certificate BP98-3114

Case ZA-431

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	David & Lisa Showvaker 2020 Garrett Road Manchester, MD 21102-1014
REQUEST:	A reduction in the minimum rear yard requirement for a storage shed
LOCATION:	2020 Garrett Road Manchester, MD 21102-1014 E. D. 6
APPLICABLE REGULATIONS:	Article 6, Section 6.7; 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 denied.

Facts which support the request for relief from the strict terms of the Ordinance, in this case, a reduction in the minimum rear yard requirement for a storage shed, are as follows:

This property is accessed off Garrett Road by a 15 foot use-in-common driveway which services two properties before getting to the applicants property. One additional property is served beyond the applicants property by the use-in-common driveway. The 14 plus acre property is improved by a single family dwelling and the use of the land is tree farming (Christmas trees).

In the area where the proposed building would be located are two existing structures, a 32 x 32 foot enclosed building and an open structure approximately 24 x 24 feet. A gravel parking area is located in front of these two buildings.

The applicants testified that tree sales are normally from Thanksgiving until Christmas. In the applicants testimony no adequate practical difficulty or undue hardship was shown as the need for a variance in the location of the proposed storage shed.

Even though this is a short seasonal business the effect and impact it has, when one considers the limitations, guides and standards in Section 17.7 of the Carroll County Zoning Ordinance 1E, it is clear that there is adverse impact upon adjoining properties and the intersection of the use-in-common and Garrett Road.

Inspection of the site further supports that there were no practical difficulty or undue hardship that require placement of the storage shed at the location proposed. Several zoning violations were observed on the date of inspection that had no bearing on the denial in this decision. These violations will be addressed in another venue.

December 11, 1998

Date

George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

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