Tax Map/Block/Parcel
No. 66 14 220

Building Permit/Zoning
Certificate BP98-3490

Case ZA-438

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT: Stuart A. Rosenberg
5353 Pommel Drive
Mt. Airy, MD 21771

REQUEST: A variance reducing the minimum required side yard requirement from 20 feet to 6 feet for an accessory shed

LOCATION: 5353 Pommel Drive
Mt. Airy, MD 21771
E.D. 9

APPLICABLE REGULATIONS: Article 5C, Section 5C.5, Article 15, Section 15.5; Zoning Ordinance 1E

HEARING HELD: February 3, 1999

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 minimum side yard requirement for an accessory shed, are as follows:

The dwelling on this property is situated below grade of the adjacent roadway. The existing driveway is at considerable grade as it approaches the dwelling. Topography at the rear end of the driveway is steep and limits placement of the shed at this point and its placement could be hazardous under icy conditions.

If the topography conditions did not exist the shed could be moved back several feet and there would not be a need for a variance as it could be placed within (5) five feet of the property line per Section 15.3. There will be no adverse effect to adjoining properties as a result of this variance.

February 10, 1999
Date

George L. Beisser
Zoning Administrator

cc: Zoning Enforcement
Code: D:\JOLER\PERSONAL\OFFICIAL DECISION ZA438 ROSENBERG.WPD