Tax Map/Block/Parcel
No. 59 10 321

Building Permit/Zoning
Certificate

Case ZA-447

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	James M. Uhler 6115 Glen Falls Road Reisterstown, MD 21136
REQUEST:	A variance reducing the minimum required side yard setback from 10 feet to 1 foot for a detached accessory building
LOCATION:	2839 Baltimore Boulevard Finksburg, MD 21048
APPLICABLE REGULATIONS:	Article 10, Section 10.6, Article 15, Section 15.5; Zoning Ordinance 1E
HEARING HELD:	April 7, 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 a detached accessory building, are as follows:

This parcel is a lot created prior to 1965 and the dwelling/structure also predates zoning. The lot is very narrow, 70 feet, and 417 feet deep. The lot is also split in half by a zoning line. The front portion of the property is zoned "BL" Business Local and the rear half is zoned "R40,000" Residential District.

The rear half of the property is also occupied by the septic system. The well is located near the rear of the structure and therefore restricts any addition to the existing structure. Because of the narrow lot, expansion of the structure is out of the question. The property adjacent to the property line where the variance is sought is occupied by a dwelling but its location is 800 to 1000 feet or more from the roadway. An open field and a row of trees separate the applicant's property from the driveway to this adjacent dwelling.

No adverse effects to any adjoining property will be experienced as a result of this variance. A limitation is placed on the variance as follows:

1. The proposed pole building will be approved as an accessory building and the permit will bear the notations "not for living quarters" and "not for animals". Its use shall be limited to storage or use incidental and subordinate to the use of the principal structure.

April 13, 1999

Date

George L. Beisser

George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

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