Tax Map/Block/Parcel
No. 46 6 1336

Building Permit/Zoning
Certificate

Case ZA-449

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Joel M. & Sharon L. Marchanti 1609 Carriage Hill Drive Westminster, MD 21157
REQUEST:	A variance reducing the minimum front yard requirement from 60 feet to about 35 feet for a storage shed
LOCATION:	1609 Carriage Hill Drive Westminster, MD 21157 E.D.8
APPLICABLE REGULATIONS:	Article 5C, Section 5C.5, Section 15, Section 15.5; Zoning Ordinance 1E
HEARING HELD:	April 30, 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 front yard requirement for a detached accessory shed, are as follows:

This parcel of land because of its shape and the fact that it has two (2) front yard minimum building lines was left with a limited (BAFR) buildable area for residence. With the location of the septic system and the required reserve area, little area was left for the location of accessory structures. If this parcel did not have the access on the right side to lots in the rear, the shed could be placed within 5 feet of the right side and rear lot lines.

Granting of this variance will have no adverse effect on any adjoining properties.

NOTE:

Appeals of decisions made pursuant to Section 15.5 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators decision in accordance with Section 17.4 of the Carroll County Zoning Ordinance 1E.

A decision of the Zoning Administrator made pursuant to Section 15.5 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

May 10, 1999
Date

George L. Beisser
George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

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