Tax Map/Block/Parcel
No. 74 4 322

Building Permit/Zoning
Certificate BP-01-3619

Case ZA-670

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Paulette M. Palek 5810 Melville Road Sykesville, Maryland 21784
REQUEST:	A variance from the required minimum front setback of 70 ft. from centerline to 54 ft. and side setback of 12 ft. to 3-1/2 ft. for an existing storage shed.
LOCATION:	5810 Melville Road Sykesville, MD 21784
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-19, 223-82 and 223-181
HEARING HELD:	August 6, 2002

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 of the minimum required front setback of 70 ft. from the center line to 54 ft. and side setback of 12 ft. to 3-1/2 ft. for an existing storage shed, are as follows:

The Applicant has constructed a 10 ft. x 16 ft. shed at the front and left side of her property. According to testimony the shed has been there two to three years. The encroachment on the setbacks was discovered when the applicant applied for the building permit. The property slopes rather severely on the left side of the house but has a gentler slope to the right of the house. There is an existing shed at the bottom of the slope. The applicant chose the current site for the convenience of the placement of the shed and to avoid having to walk up and down the hill to use it.

Neighbors were present at the hearing opposing the applicant's request. They feel that placing the shed in front of the property is unsightly and decreases their property values. They also feel that allowing the shed in this location would set a precedent for the entire neighborhood.

The request for a variance from the required setbacks is denied. There are other usable locations on the property for the placement of the shed that would be within the minimum requirements of the established setbacks for this zoning district.

NOTE:

Appeals of decision made pursuant to Chapter 223-183 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators decision in accordance with Chapter 223-188 of the Code of Public Local Laws & Ordinances.

A decision of the Zoning Administrator made pursuant to Chapter 223-183 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

August 9, 2002
DATE

Ralph E. Green
RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement

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