

Case ZA-428

**Official Decision  
Zoning Administrator  
Carroll County, Maryland**

**APPLICANT:** Karl Schaper  
6230 N. Walnut Avenue  
Sykesville, MD 21784-6531

**REQUEST:** A variance reducing the minimum side  
and rear yard setback requirements for  
a shed

**LOCATION:** 6230 N. Walnut Avenue  
Sykesville, MD 21784  
E. D. 5

**APPLICABLE REGULATIONS:** Article 7, Section 7.5; 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 granted.

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

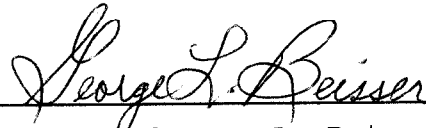
This lot is a small lot, 91 feet by 81 feet, that does not conform to current standards in "R-20,000" Residential Districts. The parcel was a pre-existing parcel and therefore buildable. Placement of any other structure on this property is limited.

The proposed location of the shed will be at the end of the existing concrete driveway. The property in the rear is screened by a six-foot high stockade fence. If the shed was placed in the full rear yard of the dwelling, under the terms of the Zoning Ordinance it could be placed within five (5) feet of a side and rear yard.

From a practical standpoint, granting of the requested variances will have no adverse effect on adjoining properties.

December 10, 1998

Date

  
George L. Beisser  
Zoning Administrator

cc: Zoning Enforcement