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 (DAFR) 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  
Zoning Administrator  

cc: Zoning Enforcement  

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