

Tax Map/Block/Parcel  
No. 79-9-147

Building Permit/Zoning  
Certificate No. 94-2335

Case 3945

**OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND**

**APPELLANT:** Elizabeth J. Stocksdales  
5305 Old Frederick Road  
Baltimore, Maryland 21229

**APPEAL:** An appeal of the zoning administrator's decision denying approval of an accessory building, 40 feet by 64 feet

**LOCATION:** 7431 Marriottsville Road #2 in Election District 5

**BASES:** Article 17, Section 17.4; Article 5, Sections 5.3(a) and 5.5; Ordinance 1E (The Carroll County Zoning Ordinance)

**HEARING HELD:** August 26, 1994

**FINDINGS AND CONCLUSION**

The application, testimony and evidence comprising the record of this case are hereby included by reference in this decision. Based on the record and in compliance with the state Open Meetings Act, the Board approved the appeal, reversing the zoning administrator's decision. The pertinent findings determining the Board's decision include the facts that the 2.9983 acre wooded lot is located on the easterly side of Marriottsville Road #2, north of Arrington Road intersection. The lot is improved with a single-family dwelling constructed without a basement and located near the road because the topography severely restricts use of most of the property. As indicated by the plot plan submitted with the appeal, the accessory building will be located over 240 feet from the road. Due to the topographic conditions of the site, existing trees and brush screening the site from view except for an extremely limited area from the property to the southwest, the building will not be readily visible. The particular physical characteristics of the property warrant relaxation of the Declaratory Ruling 1-89 (Revised 12/22/93) that would ordinarily restrict the area and dimensions of the accessory building. Furthermore, there is no evidence that establishment of the accessory building as proposed, and its use for storage purposes and as a garage, will unduly affect residents of adjacent properties, the values of those properties, or public interests.

9-19-94  
Date

Claude R. Rash  
Claude R. Rash, Chairman