

Case ZA-438

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

APPLICANT: Stuart A. Rosenberg
5353 Pommel Drive
Mt. Airy, MD 21771

REQUEST: A variance reducing the minimum
required side yard requirement from
20 feet to 6 feet for an accessory
shed

LOCATION: 5353 Pommel Drive
Mt. Airy, MD 21771
E.D. 9

APPLICABLE REGULATIONS: Article 5C, Section 5C.5, Article
15, Section 15.5; Zoning Ordinance
1E

HEARING HELD: February 3, 1999

FINDINGS & CONCLUSIONS

Based on the testimony and evidence presented at the hearing, the variance is granted.

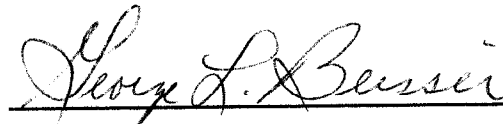
Facts which support the request for relief from the strict terms of the Ordinance, in this case, a reduction in the minimum side yard requirement for an accessory shed, are as follows:

The dwelling on this property is situated below grade of the adjacent roadway. The existing driveway is at considerable grade as it approaches the dwelling. Topography at the rear end of the driveway is steep and limits placement of the shed at this point and its placement could be hazardous under icy conditions.

If the topography conditions did not exist the shed could be moved back several feet and there would not be a need for a variance as it could be placed within (5) five feet of the property line per Section 15.3. There will be no adverse effect to adjoining properties as a result of this variance.

February 10, 1999

Date



George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

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