

Case ZA-449

**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 (BAFR) 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.

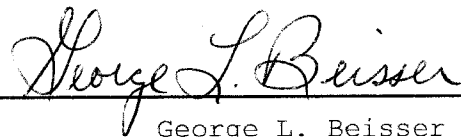
**NOTE:**

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 Administrator's 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