

Case 3777

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND

**APPLICANTS:** Robert K. Harrison and Joyce M. Harrison  
9 Smith Avenue  
Westminster, Maryland 21157

**REQUEST:** A variance reducing the minimum building line of 35 feet established by recorded plat, and the front yard setback of 40 feet required by the zoning ordinance to about 20 feet from Winchester Drive for a proposed storage shed

**LOCATION:** 9 Smith Avenue in Election District 7; Winchester Park subdivision, Section A, lot 18 recorded in Carroll County Plat Records in book 4, page 79

**BASES:** Article 66B, Section 5.04 of the Annotated Code of Maryland; Article 7, Section 7.5; Article 15, Section 15.5; Ordinance 1E (The Carroll County Zoning Ordinance)

**HEARING HELD:** August 26, 1992

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, the Board approved the variance. The pertinent findings determining the Board's decision include the facts that the property is a corner lot, and its use is restricted by the minimum building lines paralleling both Smith Avenue and Winchester Drive, the topography, and valuable landscaping and landscape screening. As proposed, the storage shed will be screened from the adjoining property to the south by existing evergreens, and proposed landscaping will be planted between the shed and the front property line so as to eventually screen the shed from properties located on the west side of Winchester Drive. In addition, the shed will be painted appropriately to harmonize with the landscaping and minimize any impact upon the adjacent properties. Accordingly, establishment of the shed as proposed will not unduly affect the residents of adjacent properties, the values of those properties, or the public interests.

Aug. 27 1992  
Date

John Totura  
John Totura, Chairman