

Tax Map/Block/Parcel  
No. 78-8-608

Building Permit/Zoning  
Certificate No. 93-3788

Case 3892

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

**APPLICANT:** Brian L. Sellers  
203 Sellers Drive  
Sykesville, Maryland 21784

**REQUEST:** An appeal of a denial of a zoning certificate for a proposed detached accessory building, 30 feet by 50 feet, not considered customarily incidental because of its size relative to the dwelling

**LOCATION:** 203 Sellers Drive in Election District 5; Hawkins subdivision, Section 1, lot 22 recorded in Carroll County Plat Records in book 22, page 100

**BASES:** Article 7, Section 7.3(a); Article 17, Section 17.4; Ordinance 1E (The Carroll County Zoning Ordinance)

**HEARING HELD:** January 26, 1994

**FINDINGS AND CONCLUSION**

The appeal, testimony and evidence comprising the record of this case are hereby included by reference in this decision. Based on the record, the Board affirmed the appeal to allow the proposed detached accessory building of 30 feet by 50 feet to be erected on the property, subject to the condition that the building shall not be used for any commercial purpose. The pertinent findings determining the Board's decision include the facts that detached accessory buildings as large as 30 feet by 40 feet are customarily permitted by the zoning administrator. In this case, by increasing the the additional length of the building to 50 feet Mr. Sellers will be able to use the building for customary and incidental purposes, as well as his avocation of pitching horseshoes without unduly affecting the residents of adjacent homes, the values of their homes, or the public interests.

2-17-94  
Date

  
Claude R. Rash, Chairman