

Tax Map/Block/Parcel
No. 13-15-352

Building Permit/Zoning
Certificate No. 05-4107

Case 5169

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

APPLICANT: Joseph and Traci Matthews
4060 Rinehart Road
Westminster, MD 21158

ATTORNEY: N/A

REQUEST: Variance from the required 20 ft. setback to 13 ft. for an existing shed placed 7 ft. from the property line.

LOCATION: The site is located at 4060 Rinehart Road., Westminster, on property zoned "A" Agricultural District in Election District 3.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-75 and 223-186 A (3)

HEARING HELD: January 26, 2006


FINDINGS AND CONCLUSION

On January 26, 2006, the Board of Zoning Appeals (the Board) convened to hear a request for a variance from the required 20 ft. setback to 13 ft. for an existing shed placed 7 ft. from the property line. The Board made the following findings and conclusion:

The Applicant seeks approval for the placement of a shed 7 feet from the property line. The location is the only level spot on this heavily wooded lot. In addition, the septic field limits the number of available locations for the shed on the lot. The lot is irregularly shaped, and forms a triangle in the rear. Most of the 1 acre lot is front yard.

Based on the above, the Board finds that the grant of the requested variance is justified to avoid unnecessary hardship.

2/22/06
Date


Jacob M. Yingling, Chairman