

Tax Map/Block/Parcel
No. 73-4-774
Case 5667

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

APPLICANT: Richard Sobchak
835 May Fair Way
Eldersburg, MD 21784

ATTORNEY: N/A

REQUEST: A request for a variance from the required setback of 10 ft. to 1 ft. for a storage shed.

LOCATION: The site is located at 835 May Fair Way, Eldersburg, MD 21784, on property zoned "R-20,000" Residential District in Election District 5.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-181 (c) (3) and 223-185 - 193

HEARING HELD: September 26, 2012

FINDINGS AND CONCLUSION

On September 26, 2012, the Board of Zoning Appeals (the Board) convened to hear the request for a variance from the required setback of 10 ft. to 1 ft. for a storage shed. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

Richard Sobchak is the owner of a property in the Edgewood Community Association in Eldersburg, Maryland. His backyard includes a pool and a fence. He would like to construct a shed, which would need a variance in the requested location. The Edgewood Community Association has approved the location of the shed. The 8 foot by 14 foot shed would be functional. There are limited places in his rear yard that the shed could be placed due to the pool, the fence, and grading issues. The literal enforcement of the zoning ordinance regarding the placement of his shed would create a hardship for Mr. Sobchak.

Accordingly, the Board is convinced that authorization of the request is consistent with the purpose of the zoning ordinance, appropriate in light of the factors to be considered with regard to variances and will not unduly affect the residents of adjacent properties, the values of those properties, or public interests.

5 October 2012
Date

Gary Dunkleberger
Gary Dunkleberger, Vice Chairman

Decisions of the Board of Zoning Appeals may be appealed to the Circuit Court for Carroll County within 30 days of the date of the decision pursuant to Article 66B, Section 4.08 of the Annotated Code of Maryland Rules of Procedure.

Pursuant to Section 223-192C of the County Code, this approval will become void unless all applicable requirements of this section are met. Contact the Office of Zoning Administration at 410-386-2980 for specific compliance instructions.