

**Tax Map/Block/Parcel
No. 73-6-760**

**Building Permit/Zoning
Certificate No. 03-1470**

Case 4957

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

APPLICANT: Connie S. Sheely
205 Almar Drive
Hampstead, MD 21074

ATTORNEY: N/A

REQUEST: A variance from the required 50 ft. rear setback to 20 ft. and a variance from the required 20 ft. side setback to 10 ft. for an existing 12 ft. by 18 ft. shed.

LOCATION: The site is located at 205 Almar Drive, Hampstead, on property zoned "R-40,000" Residential District in Election District 8.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-66 A (1) and 223-186 A (3)

HEARING HELD: July 28, 2004

FINDINGS AND CONCLUSION

On July 28, 2004, the Board of Zoning Appeals (the Board) convened to hear a variance from the required 50 ft. rear setback to 20 ft. and a variance from the required 20 ft. side setback to 10 ft. for an existing 12 ft. by 18 ft. shed. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The Applicant is seeking a variance to allow the placement of a shed in its current location, which infringes upon the rear and side yard setbacks. The rear yard is irregularly shaped, and the existence of a drainage swale in the rear yard and a wellhead make the proposed location a logical spot. There are really no other viable locations in the rear yard.

Based upon the above, we find the requisite hardship for the variances has been met. In addition, we find that the location of the shed will not adversely impact the public health or safety in accordance with Chapter 223-191. Accordingly, the variances are granted.

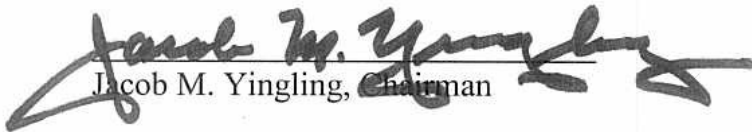
OFFICIAL DECISION

C4957

Page Two

8-18-04

Date


Jacob M. Yingling, Chairman