

SHEDS IN EASEMENTS

While the Town of Bel Air Zoning Code allows property owners to erect sheds under 120 square feet at their own risk, in recorded easements, there are caveats attached to permitting the use.

1. Excavation may not cause damage to existing pipes located in the easement.
2. The shed must not cause a drainage or sediment control problem.
3. Town of Bel Air may enter the property and make use of the easement area for grading and/or the installation or repair of utilities.
4. Town of Bel Air may either remove the shed as part of the work being done or require that you remove the shed prior to the work.
5. Town of Bel Air may enter the property and remove the shed if the shed violates one of the above provisions.

THE COST OF REPAIR RESULTING FROM ANY DAMAGE TO PIPES LOCATED IN THE EASEMENT OR THE COST FOR REMOVAL OF THE SHED BY THE TOWN OF BEL AIR WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

Witness

Signature

Should you have any questions regarding utilities in your easement, you may call the Department of Public Works at 410.638.4536.