Tax Map/Block/Parcel
No. 38-3-498

Building Permit/Zoning
Certificate 92-3308

Case ZA-1

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Kenneth D. Harris
1221 Hughes Shop Road
Westminster, MD 21157

REQUEST: A variance reducing the minimum required yard from 37.5 feet to about 24 feet for an open deck.

LOCATION: 1221 Hughes Shop Road in Election District 7.

APPLICABLE REGULATIONS: Article 6, Section 6.7
Article 15, Section 15.3(a), 15.5

HEARING HELD: December 2, 1992

FINDINGS AND CONCLUSION

Based on the testimony and evidence presented at the hearing, the variance is granted.

Facts which support the request for relief from the strict terms of the ordinance, in this case a 37.5 ft. rear yard requirement for a one story porch or deck as existing, are as follows:

a) The location of the dwelling and the attached deck on the property was restricted by topography and stormwater surface runoff.

b) The deck in question was built in connection with construction of a swimming pool. The deck functions as part of the required safety barrier.

Approval of this variance is subject to the following conditions:

1. The deck shall remain open and unenclosed.

2. Applicant is directed to complete the building permit process, including all inspections for the existing structure.

Solveig L. Smith

Solveig L. Smith, Zoning Administrator

December 14, 1992

Code: Case1.FC