CARROLL COUNTY GOVERNMENT
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Office of
Zoning Administration

Official Decision
Case ZA-1099
Zoning Manager
Carroll County, Maryland

APPLICANT: Erich H. Mueller

REQUEST: A variance from the required minimum setback of 35 feet to 21 feet for a deck

LOCATION: 1880 McDuff Ct.
Sykesville, Md. 21784

MAP/BLOCK/PARCEL: 74/13/681

APPLICABLE REGULATIONS: Code of Public Local Laws and Ordinances, Chapters 103-37, 223-179 223-181

HEARING HELD: May 7, 2008

FINDINGS AND CONCLUSIONS

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 variance from the required minimum setback of 35 feet to 21feet for a deck are as follows:

The applicant would like to construct a deck on the rear of the house. This lot is peculiar in that it is bordered on the front and rear by streets. Also, there is a recorded minimum building line on the front and rear property line which severely limits any addition to the back of the house. §223-179A of the Code of Public Local Laws and Ordinances of Carroll County allows an open structure to extend into a required setback 25%, however, since the house is built right on the minimum building line that reduction would only provide for an 8 ¾ foot deck which would hardly allow for typical outdoor use. Additionally, the backyard is completely enclosed with a stockade fence.

No neighbors were present at the hearing opposing the variance; therefore, the granting of this variance should have no adverse effect on any adjoining property owners.

This approval is valid for one year from the date of this decision.

Note: An appeal of a Decision made pursuant to Chapter 223-181.2 may be made to the Board of Zoning

Appeals within thirty (30) days of the date of the Zoning Administrator's decision in accordance with Chapter 223-182 and 223-188 of the Code of Public Local Laws and Ordinances.

A decision of the Zoning Administrator made pursuant to Chapter 223-181 is final and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

May 15 2008
Date

Gayle Fritz
Gayle Fritz
Zoning Administrator