

Tax Map/Block/Parcel  
No. 74-13-681

Building Permit/Zoning  
Certificate 92-3658

Case ZA-14

OFFICIAL DECISION  
ZONING ADMINISTRATOR  
CARROLL COUNTY, MD.

**APPLICANT:** Thomas M. & Kathy M. Green  
1700 King Richard Road  
Eldersburg, MD 21784

**REQUEST:** A variance reducing the minimum required rear yard from 26.25 ft. to about 21.3 ft. for an open deck and screened porch.

**LOCATION:** 1700 King Richard Road, Lot 225 in Section 3B of Carrolltowne, a subdivision plat recorded at 30/52.

**APPLICABLE REGULATIONS:** Article 4, Division 8, Section 14.8(j), Article 15, Section 15.2(b), 15.5 Zoning Ordinance 1E.

**HEARING HELD:** March 3, 1993

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 26 foot rear yard requirement for an open deck and screened porch are as follows:

- a.) The rear yard slopes severely.
- b.) The lot has a 20 foot easement across the back.
- c.) The deck will serve as a substitute for usable back yard space.

March 11, 1993

  
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Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement

Code: Case14.FC