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

Building Permit/Zoning
Certificate 95-0174

Case ZA-169

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Richard Ditzel
6677 Slacks Rd.
Eldersburg, MD 21784

REQUEST: A variance reducing the minimum rear yard requirement from 35 feet to about 30 feet for an addition to the dwelling.

LOCATION: 6677 Slacks Road, in E.D. 5, lot 210A in Section 3B of Carrolltowne, a subdivision recorded at 32/112

APPLICABLE REGULATIONS: Art. 14, Div. VIII, Sec. 14.8(j); Art.15, Sec. 15.5.

HEARING HELD: April 5, 1995

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 35 foot rear yard requirement for an addition to the dwelling are as follows:

a) The proposed construction is an enclosure of an existing screened porch construction under building permit 95-0174. The room will be glassed in with an 18" knee wall and will be unheated, intended for seasonal use only.

b) The proposed enclosure is a minimum size for practical use. The existing porch has a minimal effect on neighboring properties due to the fact that it is one story off the ground. Neighboring properties will not be affected by the enclosure.

c) Locations of neighboring residences are staggered so that the porch/enclosure does not protrude in an unusual fashion.

DATE: 4-11-95

Solveig L. Smith
Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement

Code: Case 169.DEC