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

Building Permit/Zoning
Certificate 95-0670

Case ZA-174

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Daniel & Wendy Haught
1811 Fallstaff Court
Sykesville, MD 21784

REQUEST: A variance reducing the minimum rear yard requirement from 35 feet to about 23.6 feet for a screened porch, and from 26.25 feet to about 20.6 feet for an open deck.

LOCATION: 1811 Fallstaff Ct., in E.D. 5, lot 298, in Section 4A of Carrolltowne, a subdivision recorded at 37/23.

APPLICABLE REGULATIONS: Art. 14, Div. VIII, Sec. 14.8(j); Art.15, Sec. 15.3 & 15.5

HEARING HELD: May 3, 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 a screened porch and a 26.25 foot rear yard requirement for an open deck are as follows:

a) This is a small lot and the dwelling covers the buildable area.

b) The deck system will afford usable outdoor space.

c) The screened area will afford needed shade on the south side of the dwelling.

DATE: May 11, 1995

Solveig L. Smith
Solveig L. Smith, Zoning Administrator

cc: Zoning Enforcement

Code: Case 174.DEC