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

Building Permit/Zoning
Certificate 95-0680

Case ZA-175

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Richard & Patricia Boyd
1694 King Richard Rd.
Eldersburg, MD 21784

REQUEST: A variance reducing the minimum rear yard requirement from 35 feet to about 23 feet for a partially screened deck.

LOCATION: 1694 King Richard Road, in E.D. 5, lot 228, in Section 3B of Ryland at Carrolltowne, a subdivision recorded at 30/53.

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 partially screened deck are as follows:

a) The rear portion of this lot slopes severely. In fact, the back yard space is restricted by a retaining wall constructed to correct an erosion and drainage problem.

b) The deck will afford usable outdoor space not presently available.

c) The other properties in line are similarly improved.

DATE: May 11, 1995

Solveig L. Smith

Solveig L. Smith, Zoning Administrator

cc: Zoning Enforcement

Code: Case 175.DEC