Tax Map/Block/Parcel
No. 41-9-533

Building Permit/Zoning
Certificate 95-0729

Case ZA-177

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Clark Weikers
4303 Royal Avenue
Hampstead, MD 21074

REQUEST: A variance reducing the minimum side yard requirement from 9 feet to not less than 7.5 feet for an open deck and carport.

LOCATION: 4303 Royal Avenue, in E.D. 8, lot 45 in Sect. 2 of Clearview Development, a subdivision recorded at 8/10.

APPLICABLE REGULATIONS: Art. 8, Sect. 8.5; Art.15, Sec. 15.3 and 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 9 foot side yard requirement for an open deck and carport are as follows:

a) The roof of the existing deck needs replacement and the roof line is to be coordinated with the proposed one car carport.

b) Other areas of the lot are unsuitable for placement of a detached garage and neither side yard will accommodate the carport without a variance.

c) The floor plan of the dwelling and the location of the existing driveway make this the logical location for the carport.

DATE: May 11, 1995

Solveig L. Smith

Solveig L. Smith, Zoning Administrator

cc: Zoning Enforcement

Code: Case 177.DEC