Tax Map/Block/Parcel
No. 73-17-769

Building Permit/Zoning
Certificate 95-1046

Case ZA-180

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Cliff & Susan Rees
1368 Jay Road
Eldersburg, MD 21784

REQUEST: A variance reducing the minimum rear yard requirement from 26.25 feet to about 20 feet 10 inches for an open deck.

LOCATION: 1368 Jay Road, in E.D. 5, lot 11 in Benjamin's Claim, a subdivision recorded at 38/44.

APPLICABLE REGULATIONS: Art. 14, Div. VIII, Sect. 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 conditionally.

Facts which support the request for relief from the strict terms of the ordinance, in this case a 26.25 foot yard requirement for an open deck are as follows:

a) This is a small lot and the dwelling is located in such a way that enlargement to the rear requires a variance.

b) The deck will afford more practical outdoor living space than the sloping rear yard.

c) The proposed deck will face the side wall of the residence on the adjoining lot.

DATE: May 11, 1995 Solveig L. Smith
Solveig L. Smith, Zoning Administrator

cc: Zoning Enforcement

Code: Case 180.DEC