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

Building Permit/Zoning
Certificate 95-1795

Case ZA-193

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Gregory Witmer
1815 Fallstaff Ct.
Eldersburg, MD 21784

REQUEST: A variance reducing the minimum rear yard requirements from 26.25 feet to about 21 feet for an open deck.

LOCATION: 1815 Fallstaff Ct., in Election District 5, lot 273 in Section 4A of Carrolltowne, a subdivision recorded at 37/18.

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

HEARING HELD: July 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 26.25 foot rear yard requirement for an open deck are as follows:

a) The rear yard is comparatively shallow. The dwelling itself fills the buildable area.

b) This lot has little or no level area. The deck will facilitate placement of lawn furniture and a small above-ground pool.

c) Family members are affected by grass allergies. The raised area for outdoor living space will help to minimize the problem.

DATE: 7-13-95

Solveig L. Smith

Solveig L. Smith, Zoning Administrator

cc: Zoning Enforcement

Code: Case 193.D95