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

Building Permit/Zoning
Certificate 96-1135

Case ZA-242

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Frank & Becky Meador
1804 Fallstaff Ct.
Eldersburg, MD 21784

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

LOCATION: 1804 Fallstaff Ct., in E.D. 5, lot 306 in Section 4A of Carrolltowne, a subdivision recorded at 37/23.

APPLICABLE REGULATIONS: Art. 14, Div. 8, Sec. 14.8(j); Art. 15, Sec. 15.3, 15.5.

HEARING HELD: May 1, 1996

FINDINGS AND CONCLUSION

Based on the testimony and evidence presented at the hearing, the variance is granted as modified to a 23 foot setback.

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.

a) The existing deck, measuring 8' x 23' is inadequate in width for practical use and safety.

b) The house directly to the rear has several windows facing this deck. For that reason the original request for a 15 foot deck has been modified to limit the deck to 12 feet in width.

DATE: May 10, 1996

Solveig L. Smith
Solveig L. Smith, Zoning Administrator

cc: Zoning Enforcement
Code: Case 242.D96