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

Building Permit/Zoning
Certificate 96-1264

Case ZA-250

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: J. Eric & Sara Totushek
1814 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: 1814 Fallstaff Court, in E.D. 5, lot 266 in Section 4A of Carrolltowne, a subdivision recorded at 37/18.

APPLICABLE REGULATIONS: Art. 14, Division VIII, Sec. 14.8(j); Article 15, Section 15.5.

HEARING HELD: May 2, 1996

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 buildable area on this lot is totally covered by the residence.

b) The rear yard slopes significantly from northwest to southwest. The first floor rooms which open to the rear yard are approximately one story above ground level. The property has no practical useable outdoor space without a deck.

c) There is no house located directly behind the proposed deck.

DATE: May 10, 1996

Solveig L. Smith

Solveig L. Smith, Zoning Administrator

cc: Zoning Enforcement
Code: Case 250.D96