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

Building Permit/Zoning
Certificate 96-1265

Case ZA-251

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: James & Maria Lunders
1816 Fallstaff Court
Eldersburg, MD 21784

REQUEST: A variance reducing the minimum rear yard requirement from 26.25 feet to about 19 feet for an open deck.

LOCATION: 1816 Fallstaff Court, in E.D. 5, lot 265 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) Topography to the rear of the dwelling slopes significantly downward. There is little or no level yard. The kitchen door opens onto a 14 foot drop.

b) A drainage and utilities easement on the right side property line requires placement of the deck at the center of the dwelling on a bay window wall. The "bump out" for the window occludes some deck area. Sixteen (16) feet appears to be the minimum width for a useable deck.

c) There is no house directly to the rear of this deck.

DATE: May 10, 1996

Solveig L. Smith
Solveig L. Smith, Zoning Administrator

cc: Zoning Enforcement
Code: Case 251.D96