Tax Map/Block/Parcel
No. 59-6-570

Building Permit/Zoning
Certificate 96-0321

Case ZA-255

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Scott & Catherine Beam
2419 Plainhurst Way
Reisterstown, MD 21136

REQUEST: A variance reducing the minimum rear yard requirement from 50 feet to about 38 feet for a patio enclosure.

LOCATION: 2419 Plainhurst Way, in E.D. 4, lot 3 in Emory Hills.

APPLICABLE REGULATIONS: Art. 5C, Section 5C.5; Article 14, Section 15.5.

HEARING HELD: June 12, 1996

FINDINGS AND CONCLUSION

Based on the testimony and evidence presented at the hearing, the variance is granted as modified to not less than 40 feet.

Facts which support the request for relief from the strict terms of the Ordinance, in this case a 50 foot rear yard requirement for a patio enclosure are as follows:

a) The existing dwelling is located well toward the rear of the lot. The septic system is located in the front yard.

b) The rear property line runs at a diagonal. The result is that one corner of the proposed patio enclosure encroaches into the rear yard requirement.

This variance is granted subject to the following conditions:

1) The rear yard requirement is reduced to 40 feet for the proposed patio enclosure. No further intrusion into the rear yard is approved.

2) The width of the patio enclosure shall not exceed 18 feet.

DATE: 6-26-96

Solveig L. Smith

Solveig L. Smith, Zoning Administrator

cc: Zoning Enforcement
Code: Case 255.D96