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

Building Permit/Zoning
Certificate 96-2230

Case ZA-260

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Michael & Laura Morin
6450 Othello Drive
Eldersburg, MD 21784

REQUEST: A variance reducing the minimum rear yard requirement from 35 feet to about 31 feet for the existing dwelling, and reducing the minimum rear yard from 26.25 feet to about 17 feet for an open deck.

LOCATION: 6450 Othello Drive, in E.D. 5

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

HEARING HELD: July 3, 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 17 foot rear yard requirement for an open deck, and a 31 foot rear yard requirement for the existing dwelling are as follows:

a) The manner in which the dwelling was placed on the irregular shaped lot and the design of the dwelling make erection of the deck in the rear yard the practical place to put the deck.

b) An error occurred when building permit 94-0219 was approved and the rear yard was approved at 31 feet instead of the required 35 feet on the subdivision plat.

c) Other residences in the area will not be adversely affected by the addition of the open deck as the rear yard parallels Ridge Road.

DATE: 7/9/96

George L. Beisser
George Beisser, Acting Zoning Administrator

cc: Zoning Enforcement
Code: Case 260.D96