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

Building Permit/Zoning
Certificate 96-2420

Case ZA-264

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Mark A. Wilson
1699 King Richard Rd.
Eldersburg, MD 21784

REQUEST: A variance reducing the minimum rear yard requirement from 35 feet to about 10.3 feet for an addition to the existing dwelling.

LOCATION: 1699 King Richard Road, in E.D. 5

APPLICABLE REGULATIONS: Art. 14, Div. VIII, Section 14.8(j), Article 15, Section 15.5, Zoning Ordinance 1E.

HEARING HELD: August 7, 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 35 foot rear yard requirement for an addition to an existing dwelling are as follows:

a) Mrs. Wilson suffers from multiple sclerosis and must maneuver with a walker which limits her access to bedrooms etc., on the second floor. The addition would put all necessities on the ground floor for Mrs. Wilson.
b) The inability to place an addition on this dwelling would place an undue hardship and practical difficulty on the Wilson family.
c) This property is a corner property and on the side where the addition is to be placed, there is only one adjoining property and that is to the rear of the Wilson property.
d) The dwelling directly to the rear of the Wilson property has an elevation of approximately 10 to 12 feet higher. The side of this house also has no entrances or windows on this side of the house.
e) No residences in the area will be adversely affected by the addition.

DATE: 8/14/96

George Beisser
George Beisser, Acting Zoning Administrator

cc: Zoning Enforcement
Code: Case 264.D96