Tax Map/Block/Parcel
No. 46-17-1568

Building Permit/Zoning
Certificate 97-0669

Case ZA-321

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Joseph & Margaret Wixted
1156 Canon Way
Westminster, MD 21157-5766

REQUEST: A variance reducing minimum rear yard requirement from 26.25 feet to about 17 feet for a sunroom and deck.

LOCATION: 1156 Canon Way, in E.D. 7.

APPLICABLE REGULATIONS: Article 8, Section 8.1, Article 14, Section 14.8, Article 15, Section 15.5; Zoning Ordinance 1E.

HEARING HELD: May 7, 1997

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 reduction of the minimum rear yard requirement for a sunroom and deck are as follows:

1. Builders of the subdivision maximized the square footage of dwellings that were placed on these lots, limiting the size of decks or placement of accessory structures.

2. The rear yard of this lot abuts open space which is a steep slope down to adjoining Sable Court.

3. Placement of this structure will have no adverse affect on adjoining properties.

DATE: 5/9/97

George L. Beisser

George L. Beisser, Acting Zoning Administrator

cc: Zoning Enforcement
Code: Case 321.D97