Tax Map/Block/Parcel
No. 46-14-783

Building Permit/Zoning
Certificate 97-0700

Case ZA-325

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Eva J. Coppersmith
336 Mary Avenue
Westminster, MD 21157

REQUEST: A variance reducing minimum rear yard requirement from 35 feet to about 25 feet for a deck and sunroom.

LOCATION: 336 Mary Avenue, in E.D. 7.

APPLICABLE REGULATIONS: Article 8, Section 8.5, Article 15, Section 15.5; Zoning Ordinance 1E.

HEARING HELD: June 4, 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:

a. Due to topography of this lot, house had to be placed originally farther back on the lot.

b. The left side property is totally bordered by 8 to 10 foot shrubs. The rear property line has several old developed trees.

c. The dwelling on the property to the rear (Yingling property) sets forward on its lot and there is a substantial rear yard.

d. These additions to this property will have no adverse affect on adjoining properties.

DATE: 6/4/97 George L. Beisser

George L. Beisser, Acting Zoning Administrator

cc: Zoning Enforcement
Code: Case 325.D97