Tax Map/Block/Parcel
No. 43-1-18

Building Permit/Zoning
Certificate 97-1058

Case ZA-331

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

**APPLICANT:** Judith A. Challenger
48 Bucher John Road
Union Bridge, MD 21791

**REQUEST:** A variance reducing the minimum side yard requirement from 5 feet to about 1 foot for a covered deck.

**LOCATION:** 48 Bucher John Road, in E.D. 12.

**APPLICABLE REGULATIONS:** Article 6, Section 6.2(d), Article 15, Section 15(b)(2), Section 15.5; Zoning Ordinance 1E.

**HEARING HELD:** June 5, 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 variance reducing the minimum side yard requirement for a deck are as follows:

a. The driveway for this property is on the right side of the dwelling and the front entrance is on the left side. Deck addition with a door entry to the house on the right side will better accommodate accessibility.

b. A dwelling on the property to the rear of the applicant has an enclosed porch which comes within one foot of the side property line.

c. A thirty foot right of way adjacent to this property line services the dwellings in the rear. On the opposite side of the right of way is a large farm field.

d. This addition will not adversely affect any adjoining properties.

6/9/97 George L. Beisser / jad
George L. Beisser, Acting Zoning Administrator

cc: Zoning Enforcement
Code: Case 322.D97