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

Building Permit/Zoning
Certificate 97-1240

Case ZA-335

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Anne Lister
1158 Canon Way
Westminster, MD 21157

REQUEST: A variance reducing the minimum rear yard requirement from 26.25 feet to about 19 feet for a deck.

LOCATION: 1158 Canon Way, in E.D. 7.

APPLICABLE REGULATIONS: Article 8, Section 8.5, Article 14, Section 14.8, Article 15, Section 15.5; Zoning Ordinance 1E.

HEARING HELD: July 2, 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 rear yard requirement for a deck are as follows:

a. This property is similar to properties located at 1154 and 1156 Canon Way which previously received variances to rear yard setback for decks.

b. The maximum size dwelling is constructed on these small lots leaving very small yards and limited area for expansion for items such as decks or porches.

c. The topography in the rear of the lot is a steep grade which then abuts onto an adjoining street.

d. The construction of this deck will have no adverse affect on any adjoining properties.

7/2/97 George L. Beisser

George L. Beisser, Zoning Administrator

cc: Zoning Enforcement
Code: Case 335.D97