Tax Map/Block/Parcel
No. 73-17-769

Building Permit/Zoning
Certificate 97-1487

Case ZA-342

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Maria Chavez-Ruark
6457 Daniel Court
Eldersburg, MD 21784

REQUEST: A variance reducing the minimum rear yard requirement from 35 feet to about 20 feet for a deck.

LOCATION: 6457 Daniel Court, in E.D. 5.

APPLICABLE REGULATIONS: Article 8, Section 8.5, Article 14.8; 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. The area to the rear of this property has a large designated open space, a swale, and a wooded area, all of which total an excess of 100 feet.

b. Prior to issuance of a permit, a new plot plan will have to be provided, as the side deck shown on BP97-1487 is no longer going to be constructed.

c. This deck addition will have no adverse affect on adjoining properties.

7/3/97 George L. Beisser

George L. Beisser, Zoning Administrator

cc: Zoning Enforcement
Code: Case 342.D97