Tax Map/Block/Parcel
No. 47-15-277

Building Permit/Zoning
Certificate 97-1243

Case ZA-350

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Fred Frank
509 Dellview Drive
Finksburg, MD 21048

REQUEST: A variance reducing the minimum rear yard requirement from 37.25 feet to about 34 feet for a deck.

LOCATION: 509 Dellview Drive, in E.D. 4.

APPLICABLE REGULATIONS: Article 5, Section 5C.5, Article 15, Section 15.3(a), Article 15, Section 15.5; Zoning Ordinance 1E.

HEARING HELD: August 6, 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 rear property line has established trees which provide screening to adjacent properties.

b. A fence and landscaping screen the nearest adjoining property.

c. This addition to the dwelling will have no adverse affect on adjoining properties.

8/15/97 George L. Beisser

George L. Beisser, Zoning Administrator

cc: Zoning Enforcement
Code: Case 350.D97