Tax Map/Block/Parcel
No. 74-13-681

Building Permit/Zoning
Certificate 93-1186

Case ZA-38

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Harish and Priti Vakil
1698 King Richard Road
Sykesville, MD 21784

REQUEST: A variance reducing the minimum required rear yard from 26.25 feet to about 22 feet for an open deck.

LOCATION: 1698 King Richard Road in Election District 5, Lot 226 in Section 3B of Carrolltowne, a subdivision recorded at 30/52.

APPLICABLE REGULATIONS: Article 14, Dev. VIII, Section 14.8(j); Article 15, Section 15.3, 15.5.

HEARING HELD: June 2, 1993

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 26.25 ft. rear yard requirement for an open deck, are as follows:

a) Usable space in the back yard is severely limited by the grade.

b) The back yard is bisected by a retaining wall which corresponds to a substantial drainage and utilities easement across the rear of the property.

c) The proposed deck will afford needed outdoor living space.

DATE: June 10, 1993

Solveig L. Smith
Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement

Code: Case38.FC