Tax Map/Block/Parcel
No. 40-6-362

Building Permit/Zoning
Certificate 97-2887

Case ZA-397

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Harry & Carol Smith 3389 Schaeffer Drive Hampstead, MD 21074
REQUEST:	A variance reducing the minimum rear yard requirement from 50 feet to about 45 feet for an addition
LOCATION:	3389 Schaeffer Drive, E.D. 8
APPLICABLE REGULATIONS:	Article 5C, Section 5C.5; Article 15, Section 15.5
HEARING HELD:	6/3/98

FINDINGS & CONCLUSIONS

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 reduction of the minimum required rear yard requirement for an enclosed porch, are as follows:

This request consisted of the enclosure of an existing porch which is attached to an adjoining deck. Both the deck and the open porch, as they exist, meet the setback requirements of Section 15.3.

Enclosure of the porch makes it an addition to and a full part of the dwelling, therein requiring it to meet the setback requirements for a dwelling's back yard, which is (50) fifty feet.

No additional encroachment will occur and the granting of this variance will have no adverse effect on adjoining properties.

June 3, 1998
Date

George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

Code: H:\JDAROJA\JUN98\ZA_397DC.WPD