Tax Map/Block/Parcel
No. 39 14 776

Building Permit/Zoning
Certificate 98-1402

Case ZA-403

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Verna Ree Studz 230 Garden Way Westminster, MD 21157
REQUEST:	A variance reducing the minimum rear yard requirement from 40 feet to 32 feet and reducing the minimum rear yard setback for a deck from 30 feet to 20 feet.
LOCATION:	230 Garden Way Westminster, MD 21157 Election District #7
APPLICABLE REGULATIONS:	Article 8, Section 8.5, Article 15, Section 15.3(a) and Section 15.5;
HEARING HELD:	July 1, 1998

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 in the minimum rear yard requirement for a dwelling and an enclosed deck, are as follows:

The existing house on this property was improperly sited by the developer/builder as it encroached the (40) forty foot minimum rear yard setback of (42) forty two feet.

The applicants contractor for the deck in measuring discovered the error. The style of the house for this small lot having only a (110) one hundred ten foot depth left no room for the addition of porches, decks or other type of additions.

Practical difficulty was created by the developer/builder in the house design and placement.

The area behind the house is a large working farm and is planted to the property line. The addition of the enclosed deck and granting of this variance will have no adverse affect on adjoining properties.

July 9, 1998

Date

George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

Code: C:\myfiles\july98\ZA403 Studz.wpd