Tax Map/Block/Parcel
No. 59 13 984

Building Permit/Zoning
Certificate 98-1502

Case ZA-404

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Edward I. Boyd 2882 Constellation Way Finksburg, MD 21048
REQUEST:	A variance reducing the minimum rear yard requirement from 37.5 feet to about 30 feet for an open gazebo.
LOCATION:	2882 Constellation Way Finksburg, MD 21048, Election District 4
APPLICABLE REGULATIONS:	Article 5C, Section 5C.5, Article 15, Section 15.3(a), Article 15, 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 of the minimum rear yard requirement for an open gazebo are as follows:

This property has an existing wooden deck attached to the rear of the house that meets the required setbacks set forth in Section 15.3(a). A gazebo was purchased by the applicant and attached to the existing deck.

The dealer selling the applicant the gazebo advised him that no permits are necessary for this type of structure and the applicant moved forward with the purchase and subsequent placement.

The applicants rear property line is bordered with over a half dozen large existing trees which buffer the house on the adjoining lot which is considerable distance away.

The approval of this variance of 7.5 feet will have no adverse affect on adjoining properties.

DATE: July 9, 1998

George L. Beisser, Zoning Administrator

cc: Zoning Enforcement
Code:C:\July98\ZA 404 Official Dec Boyd.wpd