Tax Map/Block/Parcel
No. 74 13 681

Building Permit/Zoning
Certificate 98-2008

Case ZA-408

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Rodney O. & Sherrie Harrison 1820 Fallstaff Court Eldersburg, MD 21784
REQUEST:	A variance reducing the minimum rear yard requirement from 26.25 feet to about 19 feet for a deck
LOCATION:	1820 Fallstaff Court Eldersburg, MD 21784 Election District #5
APPLICABLE REGULATIONS:	Article 8, Section 8.5; Article 14, Division VIII, Section 14.8; Article 15, Section 15.5 Zoning Ordinance 1E
HEARING HELD:	August 5, 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, are as follows:

Nearly sixty (60) percent of the dwellings in this subdivision have been before the Zoning Administrator for variances for decks. The developer/builders place the largest square footage dwellings they can on these small lots leaving very little room for expansion. Additionally, the builders place a sliding patio door in the rear of the dwelling on the first floor which usually, due to design, is approximately eight (8) feet from the ground, and therein a hazard without a deck.

This dwellings design also has a seven (7) foot portion that juts forward of the main dwelling which pushes the dwelling further into the rear yard.

The rear of this home has a large swale running the entire length of the property and dwellings on the other side of that swale are a measurable distance away.

Placement of this deck will have no adverse affect on adjoining properties.

August 7, 1998
Date

George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

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