Tax Map/Block/Parcel
No. 74 13 681

Building Permit/Zoning
Certificate

Case ZA-456

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Jeffery Klotz 1819 Fallstaff Court Eldersburg, MD 21784
REQUEST:	A variance reducing the minimum rear yard requirement from 26.25 feet to about 21 feet for a deck
LOCATION:	1819 Fallstaff Court Eldersburg, MD 21784, E.D. 5
APPLICABLE REGULATIONS:	Article 8, Section 8.5, Article 15, Section 15.5 Zoning Ordinance 1E
HEARING HELD:	June 2, 1999

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 a deck, are as follows:

This parcel of land is in a subdivision of one-half acre lots where the developers placed the maximum size homes on them that would fit. Very little buildable area was left available for enlargement or accessories such as decks or sheds.

The rear of the dwelling where the deck is proposed has two large bump-outs (bay windows) that cut down the size of a useable deck without a variance. A basement entrance and fireplace chimney on the left side, in addition to a minimal setback, eliminate construction on that side. A garage on the right side prevents construction there. Granting of this minimal 5.25 foot variance will have no adverse effect on adjoining properties.

Note:

Appeals of decisions made pursuant to Section 15.5 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators decision in accordance with Section 17.4 of the Carroll County Zoning Ordinance 1E.

A decision of the Zoning Administrator made pursuant to Section 15.5 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

June 3, 1999

Date

George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

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