Tax Map/Block/Parcel
No. 73-10-700

Building Permit/Zoning
Certificate 93-1910

Case ZA-47

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Gary Ozegovich
6323 Pitch Pine Court
Eldersburg, MD 21784

REQUEST: A variance reducing the minimum required rear yard from 18.75 feet, as modified, to about 16 feet for an open deck.

LOCATION: 6323 Pitch Pine Court in Election District 5, Lot 147 in Section 3 of Piney Ridge Village, a subdivision recorded at 32/190-192.

APPLICABLE REGULATIONS: Article 66B, Section 5.04, Article 15, Section 15.3(a), 15.5.

HEARING HELD: August 4, 1993

FINDINGS AND CONCLUSION

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 an 18.75 foot yard requirement for an open deck, are as follows:

a) The buildable area for the residence is restricted by the narrow frontage and the drainage and utility easements. The result was placement of the dwelling well toward the rear of the lot and therefore, an extremely limited back yard.

b) The intrusion into the setback is limited to about 2 feet on one corner only.

Approval of this variance is subject to the following condition:

1) For safety reasons, applicant is directed to construct a fence along the common property line with the right of way of Johnsville Road.

DATE: Aug 17, 1993

Solveig L. Smith

Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement

Code: Case47.FC