Tax Map/Block/Parcel
No. 46 20 1559

Building Permit/Zoning
Certificate BP00-0407

Case ZA-501

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Dave & Shelley Issing 730 Hess Court Westminster, MD 21157
REQUEST:	A variance reducing the minimum required rear yard setback from 30 feet to 18 feet for a deck
LOCATION:	730 Hess Court, Westminster, MD 21157, E.D. 7
APPLICABLE REGULATIONS:	Article 8, Section 8.5; Article 15, Section 15.5; Zoning Ordinance 1E
HEARING HELD:	April 5, 2000

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, reduction of the rear yard setback from 30 feet to 18 feet for a deck, are as follows:

This property is located in a development where lot sizes tend to be smaller due to the availability of water and sewer. Developers and builders tend to maximize the size of the dwelling thereby limiting the room for the expansion of accessory structures.

The rear property line has a setback of 30 feet and the variance to 18 feet would allow the applicants the necessary distance in order to place their deck.

The granting of this variance will have no adverse effect on any adjoining property owners.

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.

April 17, 2000
Date

Karl V. Reichlin
Zoning Administrator's Designee

cc: Zoning Enforcement

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