Tax Map/Block/Parcel
No. 73 18 764

Building Permit/Zoning
Certificate BP00-1756

Case ZA-515

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT: Duke A. Swackhammer
1409 Copper Beech Court
Eldersburg,MD 21784

REQUEST: A variance to reduce the minimum required rear yard setback from 26-1/4 feet to 21 feet for a deck

LOCATION: 1409 Copper Beech Court
Eldersburg, MD 21784, E.D. 5

APPLICABLE REGULATIONS: Article 8, Section 8.5, Article 14, Division VIII, Section 14.8 (j), Article 15, Section 15.5; Zoning Ordinance 1E

HEARING HELD: August 2, 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, a reduction to the rear yard setback from 26-1/4 feet to 21 feet for a deck, are as follows:

The applicant's property is located in a Planned Unit Development (PUD) which is zoned R-10,000 and consists of small lots on about one quarter acre or slightly less. Builders and developers tend to put as large a dwelling as possible on these lots leaving very little room for expansion. This particular property is located on a cul-de-sac and to the rear is a 20-foot common area with trees and a stream that flows through the subdivision know as Hunter's Crossing.

The applicants are asking for a variance for a 14-x 27 foot deck off the back of their house. The property owners next to the applicants are situated as such that they will not be affected by this variance.

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

NOTE:

Appeals of decision 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.

August 11, 2000
Date

Karl V. Reichlin
Karl V. Reichlin
Zoning Administrator's Designee

cc: Zoning Enforcement

Code: D:\Official Decision August 2 2000 ZA515 Swackhammer.wpd