Tax Map/Block/Parcel
No. 74 13 681

Building Permit/Zoning
Certificate BP-01-2509

Case ZA-604

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Ronald & Colette Lenzner 6561 Kali Drive Eldersburg, Maryland 21784
REQUEST:	A variance from the required minimum rear yard setback of 35 Ft. to 22 Ft. for the addition of a deck to an existing dwelling
LOCATION:	6561 Kali Drive Eldersburg, Maryland 21784
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-166, 223-179 and 223-181
HEARING HELD:	October 3, 2001

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 required rear yard setback of 35 Ft. to 22 Ft. to construct a deck on an existing dwelling, are as follows:

The Applicants are proposing to construct a freestanding 12 Ft. deck. Since there is a 2 Ft. bump out on the house a variance is required. Without obtaining a variance, the Applicants could only construct an 8 Ft. deck, which would not be functional to serve the Applicants' family needs. The only other choice for the Applicants would be not to construct a deck. A deck is usual and customary in this zone and the construction of this addition on any other location of the Applicants' property would create unreasonable and practical difficulty. On that basis, the variance request is hereby granted.

There were no neighbors present at the hearing opposing the applicant's request; therefore, the granting of this variance should have no adverse effect on any adjoining property owners.

This approval is valid for one year from the date of a Zoning Certificate.

NOTE:

Appeals of decision made pursuant to Chapter 223-183 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators decision in accordance with Chapter 223-188 of the Code of Public Local Laws & Ordinances.

A decision of the Zoning Administrator made pursuant to Chapter 223-183 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

Oct. 11, 2001
DATE

Ralph E. Green
RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement