Tax Map/Block/Parcel
No. 73 16 763

Building Permit/Zoning
Certificate BP-01-3957

Case ZA-618

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Joseph C. McCormick 1333 Companion Drive Eldersburg, Maryland 21784-6134
REQUEST:	A variance from the required minimum setback of 12 Ft. to 4 Ft. for the construction of a deck
LOCATION:	1333 Companion Drive Eldersburg, MD 21784
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-89 and 223-181
HEARING HELD:	January 8, 2002

FINDINGS & CONCLUSIONS

Based on the testimony and evidence presented at the hearing, the variance is granted.

In order for the Applicant to utilize the existing sliding doors on his home, a deck is being proposed. This deck would serve as a private area for the Applicant and his wife, as well as providing a view from the surrounding town homes. The Applicant's home sits back further than the neighbors' houses and the proposed deck would be parallel with the surrounding houses from the property line. The proposed deck would not interfere with the existing drainage easement for the townhouses. The proposed deck would be an improvement for the Applicant and would create no adverse affects to the adjoining properties.

Practical difficulty has been met based on the fact that the sliding doors exist and the only use for the Applicant would be to build a deck. No neighbors were present at the hearing to oppose the Applicant's request; therefore, the variance is granted from the required minimum setback of 12 Ft. to 4 Ft. for the construction of a deck onto the existing dwelling.

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.

JANUARY 16, 2002
DATE

RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement