Tax Map/Block/Parcel
No. 74 13 270

Building Permit/Zoning
Certificate BP-02-2317

Case ZA-665

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Christopher R. Larkin 6449 Othello Drive Sykesville, Maryland 21784
REQUEST:	A variance from the required minimum setback of 25 Ft. to 20 Ft. for the construction of a deck.
LOCATION:	6449 Othello Drive Sykesville, MD 21784
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-179 and 223-181
HEARING HELD:	July 2, 2002

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 setback of 25 feet to 20 feet for the construction of a deck, are as follows:

The Applicant is proposing to extend a deck 16 Ft. from the house. The proposed deck will be 16 Ft. x 21 Ft. on the rear of the property. The Applicant has a short backyard and a utility easement in the rear. The minimum setback for a rear yard is 26-1/4 Ft. instead of 25 feet. There is open space in the rear of the property that slopes downward. In order for the Applicant to comply with the ordinance, the deck could only be 11 Ft. deep, which would not be serviceable. The reduction in the size of the deck creates undue hardship and practical difficulty for the Applicant. The proposed deck will have steps on the driveway side. Since the lot is a small lot, the Applicant is restricted in the location of this deck that would be functional.

No neighbors were 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.

July 16, 2002
DATE

Ralph E. Green
RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement