Tax Map/Block/Parcel
No. 66-15-195

Building Permit/Zoning
Certificate 93-3306

Case ZA-75

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Larry C. Elliott
5305 Sylvan Circle
Mt. Airy, MD 21771

REQUEST: A variance reducing the minimum required rear yard from 37.5 feet to about 25 feet for an open deck.

LOCATION: 5305 Sylvan Circle in Election District 9, Lot 30 in Section I of Timber Ridge, a subdivision recorded at 7/70

APPLICABLE REGULATIONS: Article 5C, Section 5C.5
Article 15, Section 15.3(a), 15.5

HEARING HELD: November 3, 1993

FINDINGS AND CONCLUSION

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 37.5 foot rear yard requirement for an open deck are as follows:

a) The existing rear yard of the dwelling is substandard having been approved in error on the original Building Permit, 70-445.

b) The proposed deck is to be constructed around two large oak trees and will avoid removal or damage necessary with a smaller deck.

c) The usable area of the deck is reduced by the steps, which access the main level of the dwelling.

DATE: Nov. 16, 1993

Solveig L. Smith

Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement
Code: Case 75.FC