OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT:  Eva J. Coppersmith
            336 Mary Avenue
            Westminster, MD 21157

REQUEST:    A variance reducing minimum rear yard requirement from 35 feet
to about 25 feet for a deck and sunroom.

LOCATION:   336 Mary Avenue, in E.D. 7.

APPLICABLE REGULATIONS:  Article 8, Section 8.5, Article 15, Section 15.5;
                         Zoning Ordinance 1E.

HEARING HELD:  June 4, 1997

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 reduction of the minimum rear yard requirement for a sunroom and deck are as follows:

a.  Due to topography of this lot, house had to be placed originally
    farther back on the lot.

b.  The left side property is totally bordered by 8 to 10 foot shrubs.
    The rear property line has several old developed trees.

c.  The dwelling on the property to the rear (Yingling property) sets
    forward on its lot and there is a substantial rear yard.

d.  These additions to this property will have no adverse affect on
    adjoining properties.

DATE:  6/4/97

George L. Deisser, Acting Zoning Administrator

CC:  Zoning Enforcement

Code:  Case 325.979