

Case ZA-501

**Official Decision  
Zoning Administrator  
Carroll County, Maryland**

**APPLICANT:** Dave & Shelley Issing  
730 Hess Court  
Westminster, MD 21157

**REQUEST:** A variance reducing the minimum required  
rear yard setback from 30 feet to 18 feet  
for a deck

**LOCATION:** 730 Hess Court, Westminster, MD 21157,  
E.D. 7

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

**HEARING HELD:** April 5, 2000

**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, reduction of the rear yard setback from 30 feet to 18 feet for a deck, are as follows:

This property is located in a development where lot sizes tend to be smaller due to the availability of water and sewer. Developers and builders tend to maximize the size of the dwelling thereby limiting the room for the expansion of accessory structures.

The rear property line has a setback of 30 feet and the variance to 18 feet would allow the applicants the necessary distance in order to place their deck.

The granting of this variance will have no adverse effect on any adjoining property owners.

**NOTE:**

Appeals of decisions made pursuant to Section 15.5 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators decision in accordance with Section 17.4 of the Carroll County Zoning Ordinance 1E.

A decision of the Zoning Administrator made pursuant to Section 15.5 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

April 17, 2000

Date



Karl V. Reichlin  
Zoning Administrator's Designee

cc: Zoning Enforcement