

Case 2840

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY MARYLAND

APPLICANT: Mark L. Whalen  
6391 Red Spruce Lane  
Sykesville, Maryland 21784

REQUEST: A variance of about 5 feet for a deck encroaching beyond the minimum building line which is parallel to the west side property line.

LOCATION: 6391 Red Spruce Lane in Election District 5; Piney Ridge Village subdivision, Section 2, Phase I, Plat A, lot 28B recorded in Carroll County Plat Records in Book 24, page 182.

BASES: Article 66B, Section 5.04; Code of Public General Laws of Maryland; Article 15, Section 15.5; Zoning Ordinance 1E.

HEARING HELD: November 25, 1987

FINDINGS AND CONCLUSION

The record of this case is hereby included by reference in this decision. Based on the testimony and evidence comprising the record, the Board hereby authorizes the request. The findings justifying the authorization include the facts that the location and construction of the existing deck are directly attributable to the builder, who did not apply for the required Building Permit and Zoning Certificate; there is no indication that the deck as presently located will unduly affect the adjoining properties or public interest; and, the authorization is now necessary in order to preclude practical difficulty and unreasonable hardship in the use and ownership of the property.

Nov. 30, 1987  
Date

John Totura  
John Totura, Chairman