

Tax Map/Block/Parcel
No. 74-13-681

Building Permit/Zoning
Certificate No. 91-1024

Case 3558

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Gregory S. Duke
6673 Slacks Road
Eldersburg, Maryland 21784

REQUEST: A variance to allow an open deck attached to the rear of the dwelling to project to 20 feet from the rear property line, instead of 26.25 feet

LOCATION: 6673 Slacks Road in Election District 5; Carrolltowne subdivision, Section 3B, lot 212, recorded in Carroll County Plat Records in book 30, page 52

BASES: Article 14, Division VIII, Section 14.8(j); Article 15, Sections 15.3(a) and 15.5; Ordinance 1E (The Carroll County Zoning Ordinance)

HEARING HELD: May 23, 1991

FINDINGS AND CONCLUSION

The application, testimony and evidence comprising the record of this case are hereby included by reference in this decision. Based on the record, the Board hereby authorizes the variance. The pertinent findings determining the Board's decision include the facts that the provisions of Article 15, Section 15.3 of the zoning ordinance permits open decks to extend not more than 25 percent into a minimum required rear yard. In this case, the deck will be only slightly elevated above ground level, and the variance will allow the deck to extend 6.25 feet further into the minimum required rear yard. As proposed, the deck will be architecturally compatible with the existing dwelling, and there is no indication that establishment of the deck will unduly affect the adjoining properties or public interest.

May 30, 1991
Date

John Totura
John Totura, Chairman

JDN/bmh/c3558dec
May 30, 1991