

Tax Map/Block/Parcel
No. 38-3-498

Building Permit/Zoning
Certificate 92-3308

Case ZA-1

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Kenneth D. Harris
1221 Hughes Shop Road
Westminster, MD 21157

REQUEST: A variance reducing the minimum required yard from
37.5 feet to about 24 feet for an open deck.

LOCATION: 1221 Hughes Shop Road in Election District 7.

APPLICABLE REGULATIONS: Article 6, Section 6.7
Article 15, Section 15.3(a), 15.5

HEARING HELD: December 2, 1992

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 ft. rear yard require-
ment for a one story porch or deck as existing, are as follows:

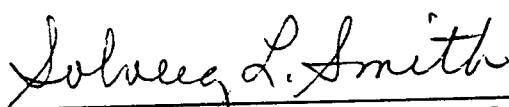
- a) The location of the dwelling and the attached deck on the
property was restricted by topography and stormwater
surface runoff.
- b) The deck in question was built in connection with
construction of a swimming pool. The deck functions as
part of the required safety barrier.

Approval of this variance is subject to the following
conditions:

1. The deck shall remain open and unenclosed.
2. Applicant is directed to complete the building permit
process, including all inspections for the existing
structure.

December 14, 1992

Code: Casel.FC


Solveig L. Smith, Zoning Administrator