

Case ZA-665

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

**APPLICANT:** Christopher R. Larkin  
6449 Othello Drive  
Sykesville, Maryland 21784

**REQUEST:** A variance from the required  
minimum setback of 25 Ft. to 20 Ft.  
for the construction of a deck.

**LOCATION:** 6449 Othello Drive  
Sykesville, MD 21784

**APPLICABLE REGULATIONS:** Code of Public Local Laws and  
Ordinances, Chapters 223-179 and  
223-181

**HEARING HELD:** July 2, 2002

**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, a reduction of the minimum required setback of 25 feet to 20 feet for the construction of a deck, are as follows:

The Applicant is proposing to extend a deck 16 Ft. from the house. The proposed deck will be 16 Ft. x 21 Ft. on the rear of the property. The Applicant has a short backyard and a utility easement in the rear. The minimum setback for a rear yard is 26-1/4 Ft. instead of 25 feet. There is open space in the rear of the property that slopes downward. In order for the Applicant to comply with the ordinance, the deck could only be 11 Ft. deep, which would not be serviceable. The reduction in the size of the deck creates undue hardship and practical difficulty for the Applicant. The proposed deck will have steps on the driveway side. Since the lot is a small lot, the Applicant is restricted in the location of this deck that would be functional.

No neighbors were present at the hearing opposing the Applicant's request; therefore, the granting of this variance should have no adverse effect on any adjoining property owners.

This approval is valid for one year from the date of a Zoning Certificate.

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NOTE:

Appeals of decision made pursuant to Chapter 223-183 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators decision in accordance with Chapter 223-188 of the Code of Public Local Laws & Ordinances.

A decision of the Zoning Administrator made pursuant to Chapter 223-183 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

July 16, 2002  
DATE

Ralph E. Green  
RALPH E. GREEN  
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement