

Tax Map/Block/Parcel
No. 73-11-444

Building Permit/Zoning
Certificate No. 92-2387

Case 3780

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Stevon Crum
6231 Margin Avenue
Sykesville, Maryland 21784

REQUEST: A variance to allow a deck 2 feet from the
northeasterly side property line instead of
about 4.2 feet

LOCATION: 6231 Margin Avenue in Election District 5

BASES: Article 8, Section 8.5; Article 15, Sections
15.1(b), 15.3(a), and 15.5; Ordinance 1E (The
Carroll County Zoning Ordinance)

HEARING HELD: August 26, 1992

FINDINGS AND CONCLUSION

The application, testimony and evidence comprising the record of this case are included by reference in this decision. Based on the record, the Board approved the variance. The pertinent findings determining the Board's decision include the facts that the minimum required side yard for the lot, which is substandard in width, is 5.5 feet; the deck may project 25 percent into the minimum required yard, or 4.2 feet from the property line; the deck, which was indicated to be 2 feet from the property line by a surveyor's plat, is hidden from view from the adjoining property by a lawfully existing privacy fence; lattice work is proposed to be erected below the privacy fence to improve the appearance of the property; and, although the request was opposed, the testimony presented did not substantiate that the deck, hidden by the privacy fence, would unduly affect the residents of the adjoining properties, the values of those properties, or the public interests.

Aug, 27 1992
Date

John Totura
John Totura, Chairman

JDN/bmh/c3780dec
August 27, 1992