CARROLL COUNTY GOVERNMENT
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Acting Zoning Administrator
Gayle Fritz

Official Decision
Case ZA-1038
Permit – 06-2580
Acting Zoning Administrator
Carroll County, Maryland

APPLICANT:	Jason and Tracy Offutt
REQUEST:	A variance from the required rear yard setback of 40 feet to 30 feet for an existing deck to be enclosed for a sunroom addition
LOCATION:	329 Snowfall Way Westminster, Md. 21157
MAP/BLOCK/PARCEL:	39/14/776
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-89 and 181
HEARING HELD:	November 1, 2006

FINDINGS AND 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 rear setback of 40 feet to 30 feet for the construction of an addition, are as follows:

This deck was built at the same time the house was built and met the required setback of 30 feet. Now the applicants wish to build a sunroom on the existing deck. The setback for an enclosed addition is 40 feet. Constructing a sunroom on an existing deck is a common practice and in this situation the most practical location.

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 this decision.

Note:

An appeal of a Decision made pursuant to Chapter 223-181.2 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrator's decision in accordance with Chapter 223-182 and 223-188 of the Code of Public Local Laws and Ordinances.

A decision of the Zoning Administrator made pursuant to Chapter 223-181 is final and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

November 3, 2006
Date

Gayle Fritz
Gayle Fritz
Acting Zoning Administrator