CARROLL COUNTY GOVERNMENT
225 N. Center Street
Westminster, Maryland 21157
410-386-2980
Toll-free 1-888-302-8978
Fax 410-386-2451
TT 410-848-3017

Acting Zoning Administrator
Gayle Fritz

Official Decision
Case ZA-1039
Permit – 06-2852
Acting Zoning Administrator
Carroll County, Maryland

APPLICANT:	George Jacob
REQUEST:	A variance from the required rear yard setback of 37.5 feet to 20 feet for an existing deck to be enclosed for a sunroom addition
LOCATION:	6435 Locust Lane Sykesville, Md. 21784
MAP/BLOCK/PARCEL:	74/14/200
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-82, 89, 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 37.5 feet to 20 feet for the construction of an addition, are as follows:

A variance to the rear yard setback for the construction of the house was approved in BZA Case 5112 from 50 feet to 31 feet in 2005. The applicant wishes to construct the deck outside the existing sliding door which is not only the most practical location but it will also give him access to the rear yard without going through the basement. There is dense screening at the rear of the property which would minimize any affect this variance would have on the adjoining property.

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, 2016
Date

Gayle Fritz
Gayle Fritz
Acting Zoning Administrator