CARROLL COUNTY GOVERNMENT
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Office of
Zoning Administration

Official Decision
Case ZA-1055
Zoning Manager
Carroll County, Maryland

APPLICANT:	Edward and Carol Shockney
REQUEST:	A variance from the required minimum rear setback 30 feet to 20 feet for a screened porch
LOCATION:	324 Snowfall Way Westminster, Md. 21157
MAP/BLOCK/PARCEL:	39/14/776
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-89, 179 and 181
HEARING HELD:	April 4, 2007

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 rear setback from 30 feet to 20 feet for a screened porch, are as follows:

There is currently an existing deck attached to the house and the applicants wish to enlarge it and screen it in. This is an oddly shaped lot that is almost triangular in shape which makes it difficult for any addition to the rear of the house to meet the required setback. The deck cannot be widened due to a cellar entranceway on one side and the location of a window on the other, thus the need to make it deeper.

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.

4-11-07
Date

Gayle Fritz
Zoning Manager