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

Office of
Zoning Administration

Official Decision
Case ZA-1061
Zoning Manager
Carroll County, Maryland

APPLICANT:	Albert S. & Nancy J. Homiak
REQUEST:	A variance from the required rear yard setback of 40 feet to 28 feet for a sunroom addition
LOCATION:	440 Charter Court Westminster, Md. 21157
MAP/BLOCK/PARCEL:	46/20/1559
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-89 and 181
HEARING HELD:	June 6, 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 required rear setback of 40 feet to 28 feet for the construction of a sunroom addition, are as follows:

This house is built on a lot that slopes downward in the front and on the left side. The garage is on the right side of the house and the only level area is to the rear where there is an existing patio. The sunroom addition will access the dining room through an existing doorway which makes this the only practical location. A statement was submitted that was signed by all the contiguous property owners stating that Mr. and Mrs. Homiak had informed them of their intent to add a sunroom addition and that they had no objections.

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.

June 7, 2007
Date

Gayle Fritz
Zoning Manager