CARROLL COUNTY GOVERNMENT
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Office of
Zoning Administration

Official Decision
Case ZA-1062
Zoning Manager
Carroll County, Maryland

APPLICANT:	Paul L. Merritt
REQUEST:	A variance from the required rear yard setback of 37.5 feet to 29 feet for a screened in porch and an open deck
LOCATION:	514 Piney Run Ct. Sykesville, Md. 21784
MAP/BLOCK/PARCEL:	67/23/410
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-66, 178 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 37.5 feet to 29 feet for the construction of a screened-in porch and an open deck are as follows:

This house was built in 1976 and is only 45 feet from the rear property line instead of the minimum 50 feet. An open structure such as a screened porch or deck is allowed an additional 25% into a required setback. Since the house does not meet the required rear setback that means that any addition to the rear of this house would require a variance. There is an inground pool to the left rear of the house. This is the only reasonable location for the porch as it will be accessed by the existing patio door.

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 8, 2007
Date

Gayle Fritz
Gayle Fritz
Zoning Manager