CARROLL COUNTY GOVERNMENT
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Office of
Zoning Administration

Official Decision
Case ZA-1072
Zoning Manager
Carroll County, Maryland

APPLICANT:	James and Phyllis Traynor
REQUEST:	A variance from the required rear yard setback of 50 feet to 27.3 feet for a screened porch and to 30.3 feet for an addition
LOCATION:	726 Glen Dr. Westminster, Md.
MAP/BLOCK/PARCEL:	46/21/1373
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-82 and 181
HEARING HELD:	August 1, 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 yard setback of 50 feet to 27.3 feet for a screened porch and to 30.3 feet for an addition are as follows:

This house, which was built around 1977, does not meet the current required 50 feet rear yard setback which means that any addition to the rear of the house could not meet the setback. The applicants wish to screen in an existing slab and build a room addition to enlarge a bedroom on the rear of the house. There is a very high bank, with a fence at the top, behind the house which provides screening from 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.

August 2, 2007
Date

Gayle Fritz
Gayle Fritz
Zoning Manager