CARROLL COUNTY GOVERNMENT
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Office of
Zoning Administration

Official Decision
Case ZA-1082
Zoning Manager
Carroll County, Maryland

APPLICANT:	Scenic View Deck and Patio, Inc. for Larry and Kathy Yingling
REQUEST:	A variance from the front yard setback from 25 feet to 15 feet and the left side yard setback from 12 feet to 6 feet to enclose an existing porch
LOCATION:	416 McKinstrys Mill Rd. Union Bridge, Md.
MAP/BLOCK/PARCEL:	43/11/321
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-113, 223-96 and 223-181
HEARING HELD:	November 7, 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 front yard setback of 25 feet to 15 feet and the left side yard setback from 12 feet to 6 feet to enclose an existing porch are as follows:

The applicants wish to enclose the existing front porch and make it a sunroom. They are not enlarging the porch and it will not extend any further into the setback making it no more obtrusive than what has existed since the house was built.

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 9, 2007
Date

Gayle Fritz
Gayle Fritz
Zoning Manager