CARROLL COUNTY GOVERNMENT
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Office of
Zoning Administration

Official Decision
Case ZA-1095
Zoning Manager
Carroll County, Maryland

APPLICANT: Thomas J. Kortisses

REQUEST: A variance from the required minimum rear yard setback of 50 feet to 35 feet for the addition of a sunroom

LOCATION: 2750 Belhaven Rd.
Westminster, Md. 21157

MAP/BLOCK/PARCEL: 58/10/617

APPLICABLE REGULATIONS: Code of Public Local Laws and Ordinances, Chapters 223-75 and 223-181

HEARING HELD: March 5, 2008

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 variance from the required minimum rear yard setback of 50 feet to 35 feet for the addition of a sunroom are as follows:

The applicants wish to build a sunroom on the rear of their house. The house is set back farther from the front property line than usual to accommodate the septic system, which leaves no room for expansion to the rear of the house. The entrance to the sunroom is to be through the existing double doors and due to the house roofline the sunroom has to be connected to the house by a 7 foot X 8 foot hallway, further encroaching into the rear setback. The back of this property slopes up to meet a use-in-common driveway beyond which is a screen of trees on the neighboring property.

No neighbors were present at the hearing opposing the variance; 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.

March 6, 2008
Date

Gayle Fritz
Zoning Manager