



**Official Decision
Case ZA-1115
Zoning Administrator
Carroll County, Maryland**

APPLICANT: Patio Enclosures

REQUEST: A variance from the required minimum front yard setback of 40 feet to 32 feet and from the required minimum rear yard setback of 50 feet to 42 feet for vestibule enclosures

LOCATION: 1000 and 1010 Liberty Rd.
Sykesville, Md.

MAP/BLOCK/PARCEL: 73/40/640

APPLICABLE REGULATIONS: Code of Public Local Laws and Ordinances, Chapters 223-82 and 223-181

HEARING HELD: December 3, 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 front yard setback of 40 feet to 32 feet and from the required minimum rear yard setback of 50 feet to 42 feet for vestibule enclosures are as follows:

The buildings on this property house professional offices and each office opens directly to the outside. These entrances are handicap accessible and the doors, by code, must open out. Wind and rain blows into the offices when the doors are opened. The proposed 3 sided enclosures will shield the customers from the elements when trying to enter the offices. The buildings are built up to the minimum required setbacks, both front and rear, thereby necessitating the variances.

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.

December 4, 2008
Date

Gayle Fritz
Gayle Fritz
Zoning Administrator