CARROLL COUNTY GOVERNMENT
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Jay C. Voight
Zoning Administrator
Office of Zoning Administration

Official Decision
Case ZA-1228
Zoning Administration
Carroll County, Maryland

APPLICANT:	**Frank and Becky Meador**
REQUEST:	**Variance to a rear yard setback of 35 feet to 23.5 feet for a sunroom on an existing deck**
LOCATION:	**1804 Fallstaff Court, Eldersburg, MD 21784**
MAP/BLOCK/PARCEL:	**74/13/681**
APPLICABLE REGULATIONS:	**Chapters 103.43 and 223-181**
HEARING HELD:	**September 1, 2010**

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 to a rear yard setback of 35 feet to 23.5 feet are as follows:

The applicant has an existing deck on the rear of the house that he would like to enclose with a sunroom. The proposed sunroom will sit on the existing deck and will not increase the size of the deck. The property is in a cluster subdivision with small lots, and houses that sit close together. The proposed sunroom will face the side of the house to the rear of the lot and be no closer then the existing deck.

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.

Sept 8 2010
Date

Jay C Voight
Jay C. Voight
Zoning Administrator