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

Official Decision
Case ZA-1267
Zoning Administration
Carroll County, Maryland

APPLICANT:	**Patio Enclosures, Inc.** **224 8th Avenue, NW** **Glen Burnie, MD 21061**
REQUEST:	**Rear yard reduction from 35 feet to 26 feet for a sunroom**
LOCATION:	**6561 Abraham Court, Eldersburg, MD 21784**
MAP/BLOCK/PARCEL:	**73/17/769, Lot 54**
APPLICABLE REGULATIONS:	**Chapters 103.43 and 223.181**
HEARING HELD:	**March 2, 2011**

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 rear yard setback of 35 feet to 26 feet are as follows:

The applicant has an existing deck that he would like to enclose with a sunroom. While an open deck may extend into the setback by 25%, an enclosed structure must meet setbacks. There is a house that sits directly behind the applicant's property. The proposed enclosure will not be any closer then the existing deck. The neighbor's house does sit off to one side slightly, so that the proposed sunroom will not be directly in front of the neighbor's home.

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 10 2011
Date

Jay C Voight
Jay C. Voight
Zoning Administrator