Tax Map/Block/Parcel
No. 61 9 537

Building Permit/Zoning
Certificate BP98-3484

Case ZA441

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT: Ronald Kidwell
3671 Hooper Road
New Windsor, MD 21776

REQUEST: A variance reducing the minimum required rear yard requirement from 50 feet to about 36 feet for a sunroom

LOCATION: 3671 Hooper Road
New Windsor, MD 21776, E. D. 9

APPLICABLE REGULATIONS: Article 6, Section 6.7, Article 15, Section 15.5, Zoning Ordinance 1E

HEARING HELD: February 3, 1999

FINDINGS & 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 in the minimum rear yard requirement for a sunroom are as follows:

This property is a pie shaped lot which has a much larger than normal front yard setback. Due to this shape and the seventy foot plus front minimum building line the buildable area for a residence was limited. The manner in which the dwelling was placed further limited side or rear yard expansion. A fire place flue, basement access, clean out for septic and location of the septic create further limits.

The proposed sunroom will be built over an existing concrete patio. Granting of this variance will have no adverse effect on adjoining properties.

February 10, 1999
Date

George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

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