Tax Map/Block/Parcel
No. 77 6 301

Building Permit/Zoning
Certificate

Case ZA-497

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Cathy H. Granger 7006 Bristol Place Sykesville, MD 21784
REQUEST:	A variance reducing the minimum rear yard setback from 50 feet to 38 feet for a Pre-Fab sun room
LOCATION:	7006 Bristol Place, Sykesville, Maryland 21784, E.D. 14
APPLICABLE REGULATIONS:	Article 5C, Section 5C.5; Article 15, Section 15.5; Zoning Ordinance 1E
HEARING HELD:	March 1, 2000

FINDINGS & CONCLUSIONS

Based on the testimony and evidence presented at the hearing, the variance is granted.

Facts which support the request for a reduction in the rear yard setback from 50 feet to 38 feet for a Pre-fab sun room, are as follows:

This house is located in a community where the zoning is R-40,000. The rear yard setback is 50 feet on these particular lots.

The applicants husband and their attorney, William Dulany, presented their case.

Mrs. Granger pulled a permit for a slab only. When inspection was called, the inspector found the slab and a beginning of a pre-fab sun room started. Upon review of their plans, it was determined that a variance would be needed for the sun room. Additionally it was expressed that Mrs. Granger's mother had fallen ill and determined to be terminal and they would desperately need the sun room to provide the necessary space for the care of her mother, as the house has only two bedrooms. Mr. Granger provided statements from the neighbors declaring they had no problems with the addition to the current home. While the Designee does not condone the construction without necessary permits, I find that the hardship that would result from strict enforcement of the Ordinance (i.e. removal of the structure) is outweighed by the equities in this case.

NOTE:

Appeals of decisions made pursuant to Section 15.5 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators decision in accordance with Section 17.4 of the Carroll County Zoning Ordinance 1E.

A decision of the Zoning Administrator made pursuant to Section 15.5 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

March 14, 2000
Date

Karl V. Reichlin
Karl V. Reichlin
Zoning Administrator's Designee

cc: Zoning Enforcement

Code: D:\March00\Official Decision March 1 2000 ZA497 Granger.wpd