Tax Map/Block/Parcel
No. 33 7 518

Building Permit/Zoning
Certificate BP00-2074

Case ZA-522

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Theresa M. Miciche 2111 Sterling Court Hampstead, Maryland 21074
REQUEST:	A variance to reduce the minimum required rear yard setback from 50 feet to 39 feet for a sunroom
LOCATION:	2111 Sterling Court Hampstead, Maryland 21074
APPLICABLE REGULATIONS:	Article 7, Section 7.3, Article 15 15, Section 15.5; Zoning Ordinance 1E
HEARING HELD:	September 6, 2000

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 of the minimum required rear yard setback for a sunroom addition, are as follows:

The applicant is requesting a variance to place a sunroom addition of twelve feet by fourteen feet on an existing twelve by twenty-four-foot deck. The original deck in this R-20,000 zoning district did not require a variance at the time for erection, however, the enclosed sunroom is subject to the required rear yard setback of fifty feet.

Due to the placement of the well and septic system, this already existing deck is the ideal location for the sunroom addition, and no other feasible location exists on the property.

The granting of this eleven-foot variance should have no adverse effect on any adjoining property owners, and failure to grant the requested relief will result in undue hardship to the Applicant.

NOTE:

Appeals of decision 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.

September 18, 2000

Date

Karl V. Reichlin

Karl V. Reichlin
Zoning Administrator's Designee

cc: Zoning Enforcement

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