Tax Map/Block/Parcel
No. 52 21 435

Building Permit/Zoning
Certificate BP-00-3061

Case ZA-533

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	David & Patricia Buckland 2030 Don Avenue Westminster, Maryland 21157
REQUEST:	A variance to reduce the minimum required rear yard setback from 50 feet to 42 feet for a sunroom
LOCATION:	2030 Don Avenue Westminster, Maryland 21157
APPLICABLE REGULATIONS:	Article 5C, Section 5, Article 15 Section 15.5; Zoning Ordinance 1E
HEARING HELD:	December 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 applicants' original intention was to replace their existing redwood deck with a sunroom. In applying for a permit, it was found that more footage was needed in the back of the house. The applicants' lot is oddly shaped, and the sunroom is at the narrowest section of the lot. The deck has been removed and the proposed 14Ft. X 20 Ft. enclosed glass sunroom will be on the main level.

The granting of the required minimum setback of 50 Ft. to 42 Ft. for an 8 Ft. variance to construct an enclosed sunroom 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.

This approval is valid for one year from the date of this decision.

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.

12-13-00
DATE

Karl V. Reichlin
KARL V. REICHLIN
ZONING ADMINISTRATOR'S DESIGNEE

cc: Zoning Enforcement

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