Tax Map/Block/Parcel
No. 58 16 699

Building Permit/Zoning
Certificate BP-01-0287

Case ZA-557

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Patrick & Judith Teta 1020 Cindy Lane Westminster, Maryland 21157
REQUEST:	A variance to reduce the minimum rear yard setback of 50 feet to 32 feet for an enclosed sunroom
LOCATION:	1020 Cindy Lane Westminster, Maryland 21157
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-66 and 223.181
HEARING HELD:	April 4, 2001

FINDINGS & CONCLUSIONS

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

An 18-Ft. variance is being requested for the construction of an enclosed 16-Ft. x 20-Ft. sunroom. The variance is needed due to the location of the septic system, which creates a practical difficulty and an undue hardship for the applicant. Evergreen trees are on the property, which will shield the sunroom from the adjoining property owners.

There were no neighbors present at the hearing opposing the applicant's request; 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:

Appeals of decision made pursuant to Chapter 223-183 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators decision in accordance with Chapter 223-188 of the Code of Public Local Laws & Ordinances.

A decision of the Zoning Administrator made pursuant to Chapter 223-183 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

4/12/01
DATE

Robert A. Bair
ROBERT A. BAIR
ZONING ADMINISTRATOR

cc: Zoning Enforcement