Tax Map/Block/Parcel
No. 73 17 769

Building Permit/Zoning
Certificate BP-01-2108

Case ZA-590

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Karen L. Murphy Deana L. Jordan 6554 Abraham Court Eldersburg, Maryland 21784
REQUEST:	A variance from the required minimum setback from 35 feet to 28 feet for the construction of a deck enclosure
LOCATION:	6554 Abraham Court Eldersburg, Maryland 21784
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-166 and 223-181
HEARING HELD:	August 1, 2001

FINDINGS & CONCLUSIONS

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

The Applicants are requesting a variance from the required minimum setback from 35 feet to 28 feet for the construction of a deck enclosure. The Applicants have a two-story split foyer style home with very little buildable space around their house. Therefore, the Applicants are proposing to enclose the existing deck with a roof, walls and windows to convert it into a family room. The test of unreasonable hardship and practical difficulty has been met due to the fact that there is insufficient space on the property to construct an addition.

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 Zoning Certificate.

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.

8/6/01
DATE

ROBERT A. BAIR
ZONING ADMINISTRATOR

cc: Zoning Enforcement