Tax Map/Block/Parcel
No. 74 13 229

Building Permit/Zoning
Certificate BP-02-0601

Case ZA-636

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Ann Prothero 1692 King Richard Road Eldersburg, Maryland 21784
REQUEST:	A variance from the required minimum setback of 35 Ft. to 23 Ft. for the addition of a sunroom to the existing dwelling.
LOCATION:	1692 King Richard Road Eldersburg, MD 21784
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-166 and 223-181
HEARING HELD:	April 2, 2002

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 setback of 35 feet to 23 feet for the addition of a sunroom to the existing dwelling, are as follows:

The Applicant is proposing to build a sunroom with a room underneath on the ground level for added space to be utilized by the Applicant's family. The lot is very tight and there is no space on the sides for the Applicant to construct a sunroom. There is an existing 19 Ft. x 14 Ft. deck on the property, which will be removed and replaced with the construction of the sunroom. The proposed sunroom will be 24 Ft. and it will extend 14 Ft., the same distance of the existing deck.

Practical difficulty and undue hardship has been demonstrated by the Applicant due to the restrictive lot size and setback requirements on the sides of the residence, which would not allow for any kind of construction.

No neighbors were 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 a 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.

APRIL 16, 2002
DATE

RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement