Tax Map/Block/Parcel
No. 39 14 747

Building Permit/Zoning
Certificate BP-02-0965

Case ZA-657

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Gary & Charlene Ziegler 151 Sullivan Road Westminster, Maryland 21157
REQUEST:	A variance from the required minimum setback of 40 Ft. to 25 Ft. for the construction of a glass and screen sun porch under existing wood frame porch roof.
LOCATION:	151 Sullivan Road Westminster, MD 21157
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-89 and 223-181
HEARING HELD:	June 4, 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 40 feet to 25 feet for the construction of a glass and screen sun porch under existing wood frame porch roof, are as follows:

The practical difficulty lies in the way the house was constructed on the lot. The existing deck and roof are on the back of the house. The Applicants are proposing to enclose the deck by replacing the screens and lattice with glass and two walls, with vinyl siding on the third wall. Since the deck and roof currently exist, this is the most practical location to construct a sun porch without creating undue hardship and practical difficulty for the Applicants.

No neighbors were present at the hearing opposing the Applicants' 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.

June 10, 2002
DATE

GAYLE FRITZ
ACTING ZONING ADMINISTRATOR'S DESIGNEE

cc: Zoning Enforcement