Tax Map/Block/Parcel
No. 74 13 351

Building Permit/Zoning
Certificate BP-03-0258

Case ZA-742

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Patio Enclosures 224 8th Ave., NW Glen Burnie, MD 21061
REQUEST:	A variance from the required minimum rear yard setback of 40 feet to 28 feet for the construction of a sun room.
LOCATION:	6634 Ridge Road Eldersburg, MD 21784
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Section 223-89 and 223-181
HEARING HELD:	May 7, 2003

FINDINGS & CONCLUSIONS

Based on the testimony and evidence presented at the hearing for this variance and a site visit for a physical review of the conditions, this variance is granted.

The property was inspected by the Zoning Administrator and the proposed sunroom addition was found to have a minimal, if any, effect on adjoining property owners and the overall character of the neighborhood.

The property was duly posted and adjoining property owners were notified of the variance hearing. The petitioner, Patio Enclosures, attended the hearing.

Strict compliance with the terms zoning ordinance, per Section 223-181, would be impractical and cause undue hardship on the petitioners.

This approval is valid for one year from the date of a Zoning Certificate.

NOTE:

Appeals of decision made pursuant to Section 223-181 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 223-182 of the Code of Public Local Laws & Ordinances.

A decision of the Zoning Administrator made pursuant to Section 223-182 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator=s decision.

5-9-03
DATE

NEIL RIDGELY
ZONING ADMINISTRATOR

cc: Zoning Enforcement