Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT: Milton D. & Dolores A. Beebe
383 Kelly’s Court
Westminster, Maryland 21157

REQUEST: A variance from the required
minimum setback of 50 Ft. to 42 Ft.
for the construction of a sunroom
onto the existing dwelling

LOCATION: 383 Kelly’s Court
Westminster, Maryland 21157

APPLICABLE REGULATIONS: Code of Public Local Laws and
Ordinances, Chapters 223-66 and
223-181
October 3, 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 of 50 Ft. to 42 Ft. for the construction of a 12 Ft. x 14 Ft.
sunroom extension to their family room. The Applicants’ home is unique in
design; thus a variance is needed since the portion of the home in which
the sunroom will be constructed is 54 Ft. from the rear property line. As
well as being an improvement to the Applicants’ property, the additional
space is needed to entertain their extended family. The rear property line
borders a forested area, which is owned by the Wild Bird Rescue, Inc. As a
result, construction of a sunroom on any other location of the Applicants’
property would create unreasonable and practical difficulty due to the
location of the house and the placement of the septic system. On that
basis, the variance request is hereby granted.

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 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
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.

October 12, 2001

DATE

Ralph E. Green

ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement