

CARROLL COUNTY GOVERNMENT

225 N. Center Street  
Westminster, Maryland 21157  
410-386-2980  
Toll-free 1-888-302-8978  
Fax 410-386-2451  
TT 410-848-3017



Office of  
Zoning Administration

**Official Decision  
Case ZA-1061  
Zoning Manager  
Carroll County, Maryland**

**APPLICANT:** Albert S. & Nancy J. Homiak

**REQUEST:** A variance from the required rear yard setback of 40 feet to 28 feet for a sunroom addition

**LOCATION:** 440 Charter Court  
Westminster, Md. 21157

**MAP/BLOCK/PARCEL:** 46/20/1559

**APPLICABLE REGULATIONS:** Code of Public Local Laws and Ordinances, Chapters 223-89 and 181

**HEARING HELD:** June 6, 2007

**FINDINGS AND 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 rear setback of 40 feet to 28 feet for the construction of a sunroom addition, are as follows:

This house is built on a lot that slopes downward in the front and on the left side. The garage is on the right side of the house and the only level area is to the rear where there is an existing patio. The sunroom addition will access the dining room through an existing doorway which makes this the only practical location. A statement was submitted that was signed by all the contiguous property owners stating that Mr. and Mrs. Homiak had informed them of their intent to add a sunroom addition and that they had no objections.

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 this decision.

**Official Decision**

**ZA-1061**

**Page Two**

**Note:**

**An appeal of a Decision made pursuant to Chapter 223-181.2 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrator's decision in accordance with Chapter 223-182 and 223-188 of the Code of Public Local Laws and Ordinances.**

**A decision of the Zoning Administrator made pursuant to Chapter 223-181 is final and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.**

June 7, 2007  
**Date**

Gayle Fritz  
**Gayle Fritz**  
**Zoning Manager**