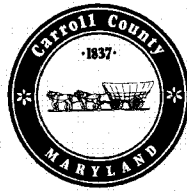


CARROLL COUNTY GOVERNMENT

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-1072  
Zoning Manager  
Carroll County, Maryland**

**APPLICANT:** James and Phyllis Traynor

**REQUEST:** A variance from the required rear yard setback of 50 feet to 27.3 feet for a screened porch and to 30.3 feet for an addition

**LOCATION:** 726 Glen Dr.  
Westminster, Md.

**MAP/BLOCK/PARCEL:** 46/21/1373

**APPLICABLE REGULATIONS:** Code of Public Local Laws and Ordinances, Chapters 223-82 and 181

**HEARING HELD:** August 1, 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 yard setback of 50 feet to 27.3 feet for a screened porch and to 30.3 feet for an addition are as follows:

This house, which was built around 1977, does not meet the current required 50 feet rear yard setback which means that any addition to the rear of the house could not meet the setback. The applicants wish to screen in an existing slab and build a room addition to enlarge a bedroom on the rear of the house. There is a very high bank, with a fence at the top, behind the house which provides screening from the adjoining property.

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-1072**

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**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.**

August 2, 2007  
Date

Gayle Fritz  
Gayle Fritz  
Zoning Manager