

Case ZA-557

**Official Decision  
Zoning Administrator  
Carroll County, Maryland**

**APPLICANT:** Patrick & Judith Teta  
1020 Cindy Lane  
Westminster, Maryland 21157

**REQUEST:** A variance to reduce the minimum rear yard setback of 50 feet to 32 feet for an enclosed sunroom

**LOCATION:** 1020 Cindy Lane  
Westminster, Maryland 21157

**APPLICABLE REGULATIONS:** Code of Public Local Laws and Ordinances, Chapters 223-66 and 223.181

**HEARING HELD:** April 4, 2001

**FINDINGS & CONCLUSIONS**

Based on the testimony and evidence presented at the hearing, the variance is granted.

An 18-Ft. variance is being requested for the construction of an enclosed 16-Ft. x 20-Ft. sunroom. The variance is needed due to the location of the septic system, which creates a practical difficulty and an undue hardship for the applicant. Evergreen trees are on the property, which will shield the sunroom from the adjoining property owners.

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 this decision.

**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.**

4/12/01  
DATE

*Robert A. Bair*

ROBERT A. BAIR  
ZONING ADMINISTRATOR

cc: Zoning Enforcement