

Case ZA-600

**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

**HEARING HELD:**

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**

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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