

Case ZA-741

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

**APPLICANT:** Patio Enclosures  
224 8<sup>th</sup> Avenue NW  
Glen Burnie, MD 21061

**REQUEST:** A variance from the required  
minimum front yard setback of 30  
feet to 26 feet for the enclosure  
of an existing porch for a sun  
room.

**LOCATION:** 1574 Brimfield Circle  
Sykesville, MD 21784

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

**HEARING HELD:** May 7, 2003

**FINDINGS & CONCLUSIONS**

Based on the testimony and evidence presented at the hearing for this variance and a site visit for a physical review of the conditions, this variance is granted.

The property was inspected by the Zoning Administrator and the proposed enclosure of the existing masonry deck was found to have a minimal, if any effect on adjoining property owners and the overall character of the neighborhood.

The property was duly posted and adjoining property owners were notified of the variance hearing. The petitioner, Patio Enclosures, Inc., attended the hearing.

Strict compliance with the terms zoning ordinance, per Section 223-181, would be impractical and cause undue hardship on the petitioners.

This approval is valid for one year from the date of a Zoning Certificate.

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NOTE:

Appeals of decision made pursuant to Section 223-181 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators decision in accordance with Section 223-182 of the Code of Public Local Laws & Ordinances.

A decision of the Zoning Administrator made pursuant to Section 223-182 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator=s decision.

5-9-03  
DATE

  
NEIL RIDGELY  
ZONING ADMINISTRATOR

cc: Zoning Enforcement