

Tax Map/Block/Parcel
No. 2-24-35

Building Permit/Zoning
Certificate No. 05-0264

Case 5042

**OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND**

APPLICANT: Ronald Keith Pittinger
5132 Francis Scott Key Highway
Taneytown, MD 21787

ATTORNEY: N/A

REQUEST: A variance of 25 ft. from the 40 ft. required front yard setback to construct a new porch (6 ft. x 31 ft.) to an existing dwelling.

LOCATION: The site is located at 5132 Francis Scott Key Highway, Taneytown, on property zoned "A" Agricultural District in Election District 1.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-186 A (3)

HEARING HELD: March 24, 2005

FINDINGS AND CONCLUSION

On March 24, 2005, the Board of Zoning Appeals (the Board) convened to hear a request for a variance of 25 ft. from the 40 ft. required front yard setback to construct a new porch (6 ft. x 31 ft.) to an existing dwelling. The Board made the following findings and conclusion:

The Applicant wants to erect a new porch the width of the house and would not be able to meet the required 40 ft. setback. House is 100 years old and is currently 21 ft. back from the old Highway which the state owns as a right-of-way. The entrance to the property will not change. The Applicant has owned the property for 15 years, which consists of 24.66 acres in the parcel.

The subject property is a 100 year old house on a 24.66 acre parcel. The house was built long before zoning and preceded the construction of Francis Scott Key highway. Obviously, this is the only possible location for the new porch. It will improve the property and have no negative impact on the neighborhood or highway.

OFFICIAL DECISION

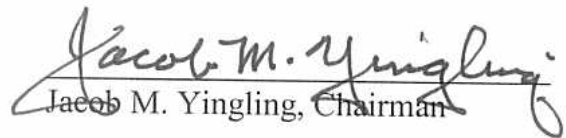
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Based on the above evidence, the variance is granted.

Date

4/28/05


Jacob M. Yingling, Chairman