

Tax Map/Block/Parcel  
No. 65-18-46

Building Permit/Zoning  
Certificate No. 05-0574

Case 5061

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

**APPLICANT:** Jose & Benish Rodriquez  
3806 Old West Falls Road  
Mount Airy, MD 21771

**ATTORNEY:** N/A

**REQUEST:** A variance from the required 20 ft. side yard setback to 5 ft. in a dining room for a dwelling.

**LOCATION:** The site is located at 3806 Old West Falls Road, Mt. Airy, on property zoned "A" Agricultural District in Election District 13.

**BASIS:** Code of Public Local Laws and Ordinances, Chapter 223-75, 223-186 A(3) and 223-181 C (3)

**HEARING HELD:** May 25, 2005

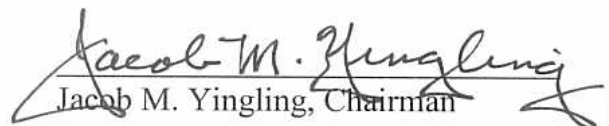
**FINDINGS AND CONCLUSION**

On May 25, 2005, the Board of Zoning Appeals (the Board) convened to hear a request for a variance from the required 20 ft. side yard setback to 5 ft. to allow for the construction of a dining room in a dwelling. The Board made the following findings and conclusion:

The Applicant seeks Board approval of a dining room extension to a home. The house was only 15 feet from the property line when constructed. They purchased the home and adjoining lot.

The Board finds that the house when built was already only 15 feet from the property line. A dining room will add value to the home and cannot be located elsewhere on the lot. Accordingly, the request for a variance is granted.

\_\_\_\_\_  
Date 6/23/05

  
Jacob M. Yingling, Chairman