

Tax Map/Block/Parcel
No. 58-3-435

Building Permit/Zoning
Certificate No. 06-0573

Case 5206

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

APPLICANT: Jean C. Lawson
2503 Karen Way
Westminster, MD 21157

ATTORNEY: N/A

REQUEST: Variance from the required 20 ft. side yard setback to 9 ft. for the construction of an addition to include a family room, storage room and play room, onto the existing dwelling.

LOCATION: The site is located at 2503 Karen Way, Westminster, on property zoned "R-40,000" Residential District in Election District 4.

BASIS: Code of Public Local Laws and Ordinances, Section 223-66 and 223-186A (3)

HEARING HELD: April 20, 2006

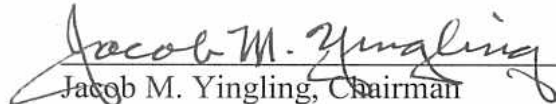
FINDINGS AND CONCLUSION

On April 20, 2006, the Board of Zoning Appeals (the Board) convened to hear a request for a variance from the required 20 ft. side yard setback to 9 ft. for the construction of an addition to include a family room, storage room and play room. The Board made the following findings and conclusion:

The Applicant wishes to expand her home's living space to accommodate her family with a 20 x 40 square feet addition. The lot is approximately .50 of an acre. There is an existing carport on the side of the house and a pool in the rear yard. The property also has a well and septic system, which limits the options for placement of an addition. There is no other feasible location on the lot for the addition.

Based on the shape and size of the lot, and the location of the well/septic system, the Board finds that the requisite hardship has been shown, and a variance from the 20 foot side setback to 9 feet is granted.

5/17/06
Date


Jacob M. Yingling, Chairman