

Case 4954

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

APPLICANT: Louis F. and Kelly Ensor
3003 Old Gamber Road
Finksburg, MD 21048

ATTORNEY: N/A

REQUEST: A variance from the required 12 ft. side setback to 6 ft. for the addition of a one-story glass and aluminum sunroom on the side of the existing residence.

LOCATION: The site is located at 3003 Old Gamber Road, Finksburg, on property zoned "R-10,000" Residential District in Election District 4.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-89 and 223-186 A (3)


HEARING HELD: July 28, 2004

FINDINGS AND CONCLUSION

On July 28, 2004, the Board of Zoning Appeals (the Board) convened to hear a variance from the required 12 ft. side setback to 6 ft. for the addition of a one-story glass and aluminum sunroom on the side of the existing residence. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The Applicants' property is unique in that the rear yard is very small with road frontage on two sides. In fact, it is likely that the existing house does not meet the setbacks. The proposed room will merely enclose an existing deck. The Board finds that the hardship requirements are met, as no other place on the property will accommodate the proposed sunroom. In addition, the Board finds that the consideration in Chapter 223-191 will not be adversely impacted by the proposed sunroom in this spot. Accordingly, the request for a variance is granted.

8-18-04
Date


Jacob M. Yingling, Chairman