

Tax Map/Block/Parcel
No. 53-9-111

Building Permit/Zoning
Certificate No. 05-1900

Case 5111

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

APPLICANT: Diana L. Anders
2370 Sandymount Road
Finksburg, MD 21048

ATTORNEY: N/A

REQUEST: A variance from the required 20 ft. setback or 10% of lot width to 5 ft. for an attached carport that was enclosed on the existing dwelling.

LOCATION: The site is located at 2370 Sandymount Road, Finksburg, on property zoned "R-40,000" Residential District in Election District 5.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-82 A (3), 223-181 C (3) and 223-66 A

HEARING HELD: September 22, 2005

FINDINGS AND CONCLUSION

On September 22, 2005, the Board of Zoning Appeals (the Board) convened to hear a request for a variance from the required 20 ft. setback or 10% of lot width to 5 ft. for an attached carport that was enclosed on the existing dwelling. The Board made the following findings and conclusion:

The Applicant purchased the subject residence in 1989. There was an existing carport. She wishes to enclose the carport for additional living space. The lot size is small (1/2 acre) and non-conforming to the R-40,000 zone size requirements. The lot width is also non-conforming, to the extent that the house itself does not meet current requirements. This results in the need for the variance.

Based upon the fact that the enclosure does not actually increase the existing building, and the non-conforming status of the lot size and width, we find that the requisite hardship has been shown and that the grant of a variance is warranted.

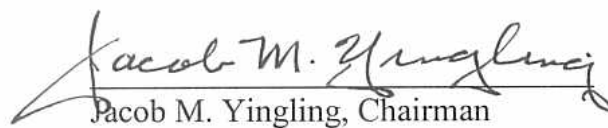
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Oct 19, 2005

Date


Jacob M. Yingling, Chairman