

Tax Map/Block/Parcel
No. 73-17 & 769

Building Permit/Zoning
Certificate No. 05-3562

Case 5149

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

APPLICANT: Deana Jordan
Rebecca Wilson
1366 Jay Road
Eldersburg, MD 21784

ATTORNEY: N/A

REQUEST: Variance from the required 10 ft. side yard setback to 2 ft. for the construction of a two-story addition to include a one-car garage, master bedroom and bathroom.

LOCATION: The site is located at 1366 Jay Road, Eldersburg, on property zoned "R-10,000" Residential District in Election District 5.

BASIS: Code of Public Local Laws and Ordinances, Chapter 103-43 A, 223-181 C and 223-186 A (3)

HEARING HELD: November 29, 2005


FINDINGS AND CONCLUSION

On November 29, 2005, the Board of Zoning Appeals (the Board) convened to hear a request for a variance from the required 10 ft. side yard setback to 2 ft. for the construction of a two-story addition to include a one-car garage, master bedroom and bathroom. The Board made the following findings and conclusion:

The Applicants wish to expand their living space with an addition to their home and an attached garage. The property is zoned R-10,000, and the neighborhood is densely populated. Similar improvements have been made by others in the neighborhood. A drainage and utility easement exists on one side of the house, making it unusable for the improvements. There is no other feasible alternative on the lot for the proposed addition.

Based on the above, the Board found that the small size of the lot and the existence of the drainage and utility easement constitute the requisite hardship. Accordingly, a variance of 2 feet (to 8 feet) from the side yard setback is granted.

12/21/05
Date


Jacob M. Yingling, Chairman