

Tax Map/Block/Parcel  
No. 53-15-674

Building Permit/Zoning  
Certificate No. 06-0161

Case 5194

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

**APPLICANT:** William and Joyce Yanke  
P.O. Box 68  
Finksburg, MD 21048

**ATTORNEY:** N/A

**REQUEST:** A variance from the required 12 ft. side yard setback to 9 ft. for the construction of an addition to include a master bedroom on to the existing dwelling.

**LOCATION:** The site is located at 2502 Palomino Court, Finksburg, on property zoned "R-20,000" Residential District in Election District 4.

**BASIS:** Code of Public Local Laws and Ordinances, Section 223-82 and 223-186 A (3)

**HEARING HELD:** March 23, 2006

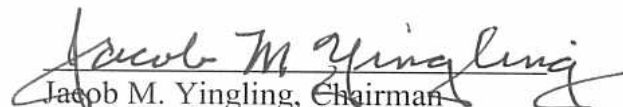
**FINDINGS AND CONCLUSION**

On March 23, 2006, the Board of Zoning Appeals (the Board) convened to hear a request for a variance from the required 12 ft. side yard setback to 9 ft. for the construction of an addition to the existing residence to include a master bedroom. The Board made the following findings and conclusion:

The subject property is a pie shaped lot. The Applicants wish to move their bedroom from the second floor to the first floor to make the bedroom wheelchair accessible. The new room would be added to the side of the house. Due to the shape of the lot, location of the well, a pool, a geothermal heating line, the septic system and a screened in porch, there is no other location on the lot available for the addition. The only feasible location is on the left side of the house.

The Board finds that the above circumstances made the property is unique, such that undue hardship will result if the application is denied. Accordingly, the variance is granted.

4/19/06  
Date

  
Jacob M. Yingling, Chairman