

Tax Map/Block/Parcel
No. 41-9-315

Building Permit/Zoning
Certificate No. 06-0533

Case 5202

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

APPLICANT: Alison L.Schilling
912 Clearview Avenue
Hampstead, MD 21074

ATTORNEY: N/A

REQUEST: Variance from the required 12 ft. side yard setback to 6 ft. for the construction of an addition to include a family room, bedroom and a bathroom, onto the existing garage.

LOCATION: The site is located at 912 Clearview Avenue, Hampstead, on property zoned "R-10,000" Residential District in Election District 8.

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

HEARING HELD: April 20, 2006

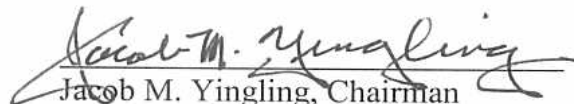
FINDINGS AND CONCLUSION

On April 20, 2006, the Board of Zoning Appeals (the Board) convened to hear a request for a variance from the required 12 ft. side yard setback to 6 ft. for the construction of an addition onto the existing garage to include a family room, bedroom and a bathroom. The Board made the following findings and conclusion:

The Applicant wishes to construct an "in-law suite". The lot is slightly less than .50 of an acre, and is actually comprised of three individual lots. The addition will add approximately 1,100 square feet to the home. The rear yard, while long, is not particularly deep, and would be an unsuitable location for the addition. The lot is also slightly slanted. There is a garage on one side of the house.

Based on the above, the Board finds that hardship has been proven and that a variance is warranted. There is no alternative location on the property. Accordingly, a variance from 12 feet to 6 feet on the side yard is granted.

5/17/06
Date


Jacob M. Yingling, Chairman