

Tax Map/Block/Parcel
No. 72-16-417

Building Permit/Zoning
Certificate No. 05-3796

Case 5157

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

APPLICANT: Frank Mastria
6583 Streamwood Court
Sykesville, MD 21784

ATTORNEY: N/A

REQUEST: Variance from the required 50 ft. front yard setback to 9 ft. and to 12 ft. from the rear yard setback for the construction of a two-story addition to include a garage, recreation room, office and den.

LOCATION: The site is located at 6583 Streamwood Court, Sykesville, on property zoned "C" Conservation District in Election District 14.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-37 A and 223-181 C

HEARING HELD: January 3, 2006

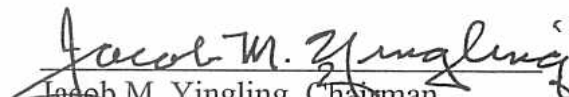
FINDINGS AND CONCLUSION

On January 3, 2006, the Board of Zoning Appeals (the Board) convened to hear a variance request from the required 50 ft. front yard setback to 9 ft. and to 12 ft. from the rear yard setback for the construction of a two-story addition to include a garage, recreation room, office and den. The Board made the following findings and conclusion:

The Applicant wishes to construct an addition to increase the living space in their home. The proposed two-story addition would include a garage and second floor living/storage area. The lot is 1.13 acres and is pie-shaped. A septic field makes a large portion of the right side of the lot unable to be built upon. An additional constraint on the property is a drainage and utility easement.

Based on the above, the Board finds that there are no other feasible locations on the lot for the proposed garage. Accordingly, hardship has been proven and the requested variances are granted.

1/31/06
Date


Jacob M. Yingling, Chairman