

Tax Map/Block/Parcel  
No. 74-13-280

Building Permit/Zoning  
Certificate No. 05-1449

Case 5090

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

**APPLICANT:** Kelly Hendrix  
6416 Tamarack Circle  
Eldersburg, MD 21784

**REQUEST:** Variances from the required 40 ft. front yard setback to 9 ft., from the required 50 ft. rear yard setback to 4 ft. and from the required 12 ft. side yard setback to 2 ft. for the construction of front and rear additions to the existing dwelling.

**LOCATION:** The site is located at 6631 Monroe Avenue, Eldersburg, on property zoned "R-20,000" Residential District in Election District 5.

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

**HEARING HELD:** June 22, 2005

**FINDINGS AND CONCLUSION**

On June 22, 2005, the Board of Zoning Appeals (the Board) convened to hear a request for variances from the required 40 ft. front yard setback to 9 ft., from the required 50 ft. rear yard setback to 4 ft. and from the required 12 ft. side yard setback to 2 ft. for the construction of front and rear additions to the existing dwelling. The Board made the following findings and conclusion:

The Applicant wishes to expand her existing residence to allow more room for her family. She is proposing an attractive addition to the home, which was built in 1964. The lot is .47 acre and its size and the nature of the proposed modifications to the home severely limit the Applicant's options. The lot is nonconforming in size. In addition, there is an existing well in the side yard of the lot that restricts the areas where the expansion could occur.

**OFFICIAL DECISION**

**C5090**

**Page Two**

Based upon the above, the Board finds that the size of the lot and the other constraints mentioned above support the grant of a variance in this case. Accordingly, variances from the front yard to 31 feet, the rear yard to 46 feet, and the side yard to 12 feet are granted.

Date

7/20/05

  
Jacob M. Yingling, Chairman