

Tax Map/Block/Parcel
No. 23-22-469

Building Permit/Zoning
Certificate No. 05-0522

Case 5051

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

APPLICANT: Drew S. & Catherine A. Gertz
2547 Old Fort Schoolhouse Road
Hampstead, MD 21074

ATTORNEY: N/A

REQUEST: A variance from the required 20 ft. side yard setback to 7-1/2 ft. for the construction of a garage and master bedroom to the existing dwelling.

LOCATION: The site is located at 2547 Old Fort Schoolhouse Road, Hampstead, on property zoned "R-40,000" Residential District in Election District 6.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-186 C and 223-66 A

HEARING HELD: April 21, 2005

FINDINGS AND CONCLUSION


On April 21, 2005, the Board of Zoning Appeals (the Board) convened to hear a request for a variance from the required 20 ft. side yard setback to 7-1/2 ft. for the construction of a garage and master bedroom to the existing dwelling. The Board made the following findings and conclusion:

The applicants wish to build a garage and master bedroom which would require a variance to 7-1/2 feet. The property is 1.46 acres. The lot is nonconforming and 4.5 feet narrower than is required in the zone.

The irregular shape of the lot makes it impossible to locate the garage elsewhere on the lot. Accordingly, hardship has been proven and the variance is granted.

Date

5/18/05


Jacob M. Yingling, Chairman