

Tax Map/Block/Parcel
No. 33-1-250

Case 5511

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

APPLICANT: Donald Indolfi
3505 Basler Road
Hampstead, Maryland 21074

ATTORNEY: n/a

REQUEST: A variance from the required 10 ft. rear setback to 1 ft. for the construction of a family room.

LOCATION: The site is located at 3505 Basler Road, Hampstead, MD 21074, on property zoned "C" Conservation District in Election District 6.

BASIS: Code of Public Local Laws and Ordinances, Section 223-35

HEARING HELD: August 25, 2009

FINDINGS AND CONCLUSION

On August 25, 2009, the Board of Zoning Appeals (the Board) convened to hear a variance request from the required 10 ft. rear setback to 1 ft. for the construction of a family room. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The Applicant resides on a ½ acre (+/-) lot in the "C" Conservation zone. The lot is a triangular shaped parcel which abuts a park. There are no close neighbors. The well for the residence is located in the rear yard. The house is 900 square feet. The Applicant wishes to construct an addition to the home for a family room. The construction will involve closing in an existing patio. The lot is located very close to the road.

Based on the unique, pie slice shape of the lot, the location of the well, and its close proximity to the road, the Board found that there was no other location on the lot where the proposed addition could be located. As such, a strict application of the setback provision would result in undue hardship and practical difficulty, and the Board granted the requested variance.

September 16, 2009
Date

Charles H. Wheatley, III
Charles H. Wheatley, III, Chair