

Tax Map/Block/Parcel  
No. 53-24-971

Building Permit/Zoning  
Certificate No. 05-3823

Case 5158

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

**APPLICANT:** Brent & Jennifer Johnson  
3300 Dornoch Drive  
Reisterstown, MD 21136

**ATTORNEY:** N/A

**REQUEST:** Variance from the required 50 ft. side yard setback to 6 ft. for the construction of a sunroom onto the existing dwelling.

**LOCATION:** The site is located at 3300 Dornoch Drive, Reisterstown, on property zoned "C" Conservation District in Election District 4.

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

**HEARING HELD:** January 3, 2006

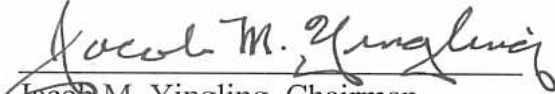
**FINDINGS AND CONCLUSION**

On January 3, 2006, the Board of Zoning Appeals (the Board) convened to hear a variance request from the required 50 ft. side yard setback to 6 ft. for the construction of a sunroom onto the existing dwelling. The Board made the following findings and conclusion:

The subject property is a long, narrow 2.033 acre lot. The septic field is located in the front of the house. There is an existing garage on one side of the house.

The Applicants wish to improve their property with a sunroom. Due to the location of the garage, septic field and the unusual configuration of the lot, there is no other feasible location for the proposed sunroom. Accordingly, the Board finds that the requisite hardship has been proven, and the grant of the variance as requested above is warranted.

1/31/06  
Date

  
Jacob M. Yingling, Chairman