Tax Map/Block/Parcel
No. 16 3 88

Building Permit/Zoning
Certificate 98-1933

Case ZA-407

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT: Glenn C. & Pamela L. Calhoun
4015 Grave Run Road
Millers, MD 21102

REQUEST: A variance reducing the minimum side yard requirement from 20 feet to about 5 feet for a detached garage

LOCATION: 4015 Grave Run Road
Millers, MD 21102
Election District #6

APPLICABLE REGULATIONS: Article 6, Section 6.7, Article 15, Section 15.5, Zoning Ordinance 1E

HEARING HELD: August 5, 1998

FINDINGS & CONCLUSIONS

Based on the testimony and evidence presented at the hearing, the variance is granted.

Facts which support the request for relief from the strict terms of the Ordinance, in this case, a reduction of the minimum side yard requirement for a detached garage, are as follows:

This parcel of land is located in the sparsely developed northern part of Carroll County. The driveway entrance to this parcel is from the private right of way of the applicants fathers property. Entry to the property from this point was the only feasible entry due to the sloped topography on the opposite side of the dwelling and a deep drainage ditch along the road across the entire front of the property.

The property line adjacent to where the garage is to be built is screened by a large row of 20 foot pine trees. To locate closer to the dwelling would require relocating a drain area that was put in by the applicant to control storm water runoff from the rear of the property and divert it from the dwelling. Placing the proposed garage any closer could subject it to this water runoff.

Placement of the structure will have no adverse affect on any adjoining properties.

August 7, 1998
Date

George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

Code: C:\MyFiles\August98\ZA407 Calhoun.wpd