Tax Map/Block/Parcel
No. 40 22 243

Building Permit/Zoning
Certificate BP-02-1111

Case ZA-648

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Sandra Lee Palmer Cole Irby C. Cole, III 2710 Coon Club Road Westminster, Maryland 21157
REQUEST:	A variance from the required minimum side yard setback of 20 Ft. to 2 Ft. for the construction of a two-car garage attached to an existing dwelling.
LOCATION:	2710 Coon Club Road Westminster, MD 21157
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-66 and 223-181
HEARING HELD:	May 7, 2002

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 required side yard setback of 20 feet to 2 feet for the construction a 24 Ft. wide two-car garage attached to an existing dwelling, are as follows:

The property has an existing carport, which the Applicants are proposing to convert into a two-car garage. To the rear of the property there is a swale that serves as drainage for the entire neighborhood. In addition, there is side drainage. Due to the location of the septic system, drain fields and well, which is located to the rear of the property, the selected location is the only practical location that would not cause undue hardship for the Applicants. There will be no impediment to the flow of the water. While there is a swale between the two houses, in the easement, the grade may increase at the top of the swale no more than 2 to 4 inches. This should not impact the overall ability of the swale or have a negative impact on any of the neighboring properties. The Applicants are also proposing to re-side the house along with this new addition, which should increase the property value.

The variance will be granted from the required minimum side yard setback of 20 Ft. to 6 Ft. instead of 20 Ft. to 2 Ft. as requested.

This approval is valid for one year from the date of a Zoning Certificate.

NOTE:

Appeals of decision made pursuant to Chapter 223-183 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators decision in accordance with Chapter 223-188 of the Code of Public Local Laws & Ordinances.

A decision of the Zoning Administrator made pursuant to Chapter 223-183 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

May 17, 2002
DATE

GAYLE FRITZ
ACTING ZONING ADMINISTRATOR'S DESIGNEE

cc: Zoning Enforcement