Case ZA-439

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT: George Norman
1673 Exeter Road
Westminster, MD 21157

REQUEST: A variance reducing the minimum
required side yard requirement from
20 feet to about 7 feet for a
detached garage

LOCATION: 1673 Exeter Road
Westminster, MD 21157, E.D. 7

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

HEARING HELD: February 3, 1999

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 in the minimum side yard
requirement for a detached garage are as follows:

The irregular placement of the house by the original owners of this
property severely limited the location of additions or accessory
structures. The location of the well, clean out, septic system, existing
driveway and the topography further limit construction.

The proposed location is the most practical for the applicant's needs.
The applicant's wife is confined to a wheelchair. Therefore, ramp
accessibility is necessary. The location of the garage will provide
adequate grade for ease of accessibility.

The granting of this variance will have no adverse effect on adjoining
properties.

February 10, 1999

Date

George L. Beisser
Zoning Administrator

cc: Zoning Enforcement