Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:
Patrick J. Callahan, Sr.
1209 Nottingham Road
Westminster, Maryland 21157

REQUEST:
A variance to reduce the minimum required
side yard setback from 20 feet to 10 feet
for an attached garage

LOCATION:
1209 Nottingham Road
Westminster, Maryland 21157

APPLICABLE REGULATIONS:
Article 6, Section 6.4, Article 15,
Section 15.5; Zoning Ordinance 1E

HEARING HELD:
September 6, 2000

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 required side yard setback for an attached
garage, are as follows:

Currently zoned Agricultural, the side yard setback for this property is twenty
feet.

The applicant has lived in his home more than twenty-five years. When the home
was originally built there was a small one car garage attached. The Applicant wishes
to erect a two car garage (29 x 33) being attached at the same area where the first
one car garage existed, except it will extend further into the side yard setback.

There is no other location on the lot that the garage could be placed, and
taking into consideration that the original one car structure is being removed. The
new two car garage will be in the same area and the granting of this ten-foot variance
should not adversely affect any of the adjoining property owners and denial of the
variance would result in undue hardship to the applicant.

NOTE:

Appeals of decisions made pursuant to Section 15.5 may be made to the Board
of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators
decision in accordance with Section 17.4 of the Carroll County Zoning Ordinance 1E.

A decision of the Zoning Administrator made pursuant to Section 15.5 is
final, and constitutes a zoning action. Unless timely appealed, parties may not
thereafter challenge the Zoning Administrator's decision.