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
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.

DATE

GAYLE FRITZ

ACTING ZONING ADMINISTRATOR'S DESIGNEE

cc: Zoning Enforcement