Tax Map/Block/Parcel
No. 40-22-253

Building Permit/Zoning
Certificate No. 04-2061

Case 4958

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: David & Mary Kepple
               2566 Coon Club Road
               Westminster, MD 21157

ATTORNEY: N/A

REQUEST: A variance from the required 20 ft. setback to 12 ft. for the
               construction of an attached garage to the existing dwelling.

LOCATION: The site is located at 2566 Coon Club Road, Westminster, on
               property zoned "R-40,000" Residential District in Election District
               8.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-66 A (1)
               and 223-186 A (3)

HEARING HELD: August 25, 2004

FINDINGS AND CONCLUSION

On August 25, 2004, the Board of Zoning Appeals (the Board) convened to hear a variance from the required 20 ft. setback to 12 ft. for the construction of an attached garage to the existing dwelling. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The Applicant stated that he would like to construct a garage onto his existing residence to accommodate his aging in-laws who will be moving in with him more convenient. The Applicants' contractor, presented a drawing of the proposed addition and stated it should be 26 ft. wide rather 24 ft. wide to accommodate a necessary stairwell. This is a corner lot and when the garage door would be down, would be approx. 24 ft. to the curb. The entire structure, along with 2 ft. of the house would be within the 40 ft. restricted area.

The Board finds that the size of the lot and the existing zoning restrictions make the proposed garage location the only practical spot on the lot for the garage. In addition, the application does not contravene the guides and standards set forth in Section 223-191 of our Ordinance. Accordingly, the request is granted, and construction may proceed in accordance with the plans submitted by the Applicant (Ex. #1).

_9/22/04_
Date

Jacob M. Yingling, Chairman

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