

Case ZA-374

OFFICIAL DECISION  
ZONING ADMINISTRATOR  
CARROLL COUNTY, MD.

**APPLICANT:** John D. Colfelt  
3150 Spring Drive  
Westminster, MD 21157

**REQUEST:** A variance reducing the minimum required front yard from 40 feet to about 25 feet for a detached garage.

**LOCATION:** 3150 Spring Drive, in E.D. 4.

**APPLICABLE REGULATIONS:** Article 5C, Section 5C.5, Article 15, Section 15.5; Zoning Ordinance 1E.

**HEARING HELD:** February 4, 1998

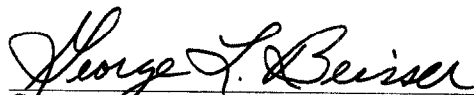
**FINDINGS AND CONCLUSION**

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 variance reducing the minimum front yard requirements for a detached garage are as follows:

- a. Due to how the dwelling is located on this property and the topography of the lot, location of a detached structure anywhere else would be impractical.
- b. The use of the existing driveway and apron will eliminate any additional grading of the property.
- c. The location of the proposed garage and the granting of the variance will have no adverse affect on adjoining properties.

2/4/98



George L. Beisser, Zoning Administrator

cc: Zoning Enforcement  
Code: Case 374.D98