

Case ZA-407

**Official Decision  
Zoning Administrator  
Carroll County, Maryland**

**APPLICANT:** Glenn C. & Pamela L. Calhoun  
4015 Grave Run Road  
Millers, MD 21102

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

**LOCATION:** 4015 Grave Run Road  
Millers, MD 21102  
Election District #6

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

**HEARING HELD:** August 5, 1998

**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 side yard requirement for a detached garage, are as follows:

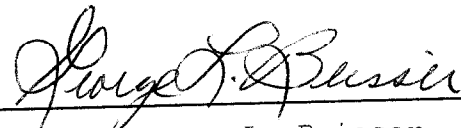
This parcel of land is located in the sparsely developed northern part of Carroll County. The driveway entrance to this parcel is from the private right of way of the applicants fathers property. Entry to the property from this point was the only feasible entry due to the sloped topography on the opposite side of the dwelling and a deep drainage ditch along the road across the entire front of the property.

The property line adjacent to where the garage is to be built is screened by a large row of 20 foot pine trees. To locate closer to the dwelling would require relocating a drain area that was put in by the applicant to control storm water runoff from the rear of the property and divert it from the dwelling. Placing the proposed garage any closer could subject it to this water runoff.

Placement of the structure will have no adverse affect on any adjoining properties.

August 7, 1998

Date



George L. Beisser  
Zoning Administrator

cc: Zoning Enforcement