

Case ZA-422

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

**APPLICANT:** Marilyn B. Sharpe  
2736 Old Fort Schoolhouse Road  
Hampstead, MD 21074

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

**LOCATION:** 2736 Old Fort Schoolhouse Road  
Hampstead, MD 21074  
Election District 6

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

**HEARING HELD:** October 7, 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 in the minimum side yard requirement for an attached garage are as follows:

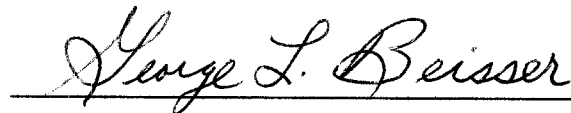
The existing open carport receives the blowing wind and rain causing standing water and icing during the colder months of the year. The house sets below grade of the road and the driveway slopes toward the carport. The grade of the property adjacent to the carport slopes toward it also.

The proposed small six foot breeze way will enable access to the rear yard and porch eliminating having to go through the garage to get to the rear yard.

Adjacent structures sit at a higher elevation than the applicants dwelling and there is a buffer of shrubs and trees. The granting of this variance will have no adverse affect on the adjoining properties or affect property values.

October 9, 1998

Date



George L. Beisser  
Zoning Administrator

cc: Zoning Enforcement