

Case ZA-489

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

**APPLICANT:** Kurt & Norma Wood  
205 Single Tree Court  
Westminster, MD 21157

**REQUEST:** A variance reducing the minimum  
required side yard setback from 20 feet  
to 13 feet for an attached garage

**LOCATION:** 205 Single Tree Court, Westminster, MD  
21157 in E.D. 8

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

**HEARING HELD:** March 1, 2000

**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 required side yard from 20 feet to 13 feet for an attached garage, are as follows:

This parcel has a narrow 85' frontage, which is a common problem in this area for all the contiguous property owners, and the dwelling is centrally located on the lot with an existing carport. The applicant intends to tear off the existing carport and build a 25 x 26 attached garage in the same location. There is no other location on the property that the garage can be erected due to the size of the lot and the location of the septic system. The granting of this variance will have no adverse effect on any adjoining property owners.


**NOTE:**

Appeals of decisions made pursuant to Section 15.5 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrator's decision in accordance with Section 17.4 of the Carroll County Zoning Ordinance 1E.

A decision of the Zoning Administrator made pursuant to Section 15.5 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

March 14, 2000

Date



Karl V. Reichlin  
Zoning Administrator's Designee

cc: Zoning Enforcement