

Case ZA-547

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

**APPLICANT:** Donna Marie Hobbs  
1010 McKinstry's Mill Road  
Union Bridge, Maryland 21791

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

**LOCATION:** 1010 McKinstry's Mill Road  
Union Bridge, Maryland 21791

**APPLICABLE REGULATIONS:** Code of Public Local Laws and  
Ordinances, Chapters 223-75 and  
223-181

**HEARING HELD:** March 7, 2001

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

The applicant is proposing to build a two-car attached garage to an existing rancher, which would be used as storage for mail jeeps. The 7-Ft. variance is required due to the truss size for the proposed garage that would infringe in the side yard.

There were no neighbors present at the hearing opposing the applicant's request; therefore, the granting of this variance should have no adverse effect on any adjoining property owners, and failure to grant the requested relief will result in undue hardship to the Applicant.

This approval is valid for one year from the date of this decision.

**NOTE:**

Appeals of decision made pursuant to Chapter 223-183 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators decision in accordance with Chapter 223-188 of the Code of Public Local Laws & Ordinances.

A decision of the Zoning Administrator made pursuant to Chapter 223-183 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

3/13/01  
DATE

Robert A. Bair

ROBERT A. BAIR  
ZONING ADMINISTRATOR

cc: Zoning Enforcement