

Case ZA-614

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

**APPLICANT:** Robert T. & Carolyn L. Scott  
2611 Old Taneytown Road  
Westminster, Maryland 21158

**REQUEST:** A variance from the required side  
yard setback of 20 Ft. to 10 Ft.  
for the construction of a detached  
garage

**LOCATION:** 2611 Old Taneytown Road  
Westminster, MD 21158

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

**HEARING HELD:** December 5, 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 10 feet to construct a detached garage, are as follows:

The Applicants are proposing to construct a three-car garage with storage and guest quarters above. The proposed property consists of 47 acres with approximately 20 acres being in the American Tree Farm System for conservation. There is a one-acre water retention pond and a neighboring farmer utilizes approximately 20 acres. Agricultural preservation farms surround the property. Also, on the property is an 800-vine vineyard. Four acres are planted in two reforestation projects. The topography of the property consists of hills and the most efficient placement of the garage, considering access to the Applicants' home and electrical service, is on a wedge of fairly level ground located on the top of the hill between a paved drive and the neighboring tree line at the edge of the woods. The garage will house vehicles, machinery and miscellaneous equipment. The planned space above the garage will be used as a possible future private living area for the Applicants' son.

Construction of this detached garage on any other location of the Applicant's property would create unreasonable and practical difficulty.

No neighbors were 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.

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This approval is valid for one year from the date of a Zoning Certificate.

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.

12 07-01

DATE



RALPH E. GREEN

ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement