

Case ZA-638

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

**APPLICANT:** David & Linda Hayes  
1604 Auburn Court  
Westminster, Maryland 21157

**REQUEST:** A variance from the required  
minimum setback of 20 Ft. to 17 Ft.  
for the construction of a two-car  
garage attached to an existing  
dwelling.

**LOCATION:** 1604 Auburn Court  
Westminster, MD 21157

**APPLICABLE REGULATIONS:** Code of Public Local Laws and  
Ordinances, Chapters 223-66 and  
223-181

**HEARING HELD:** April 2, 2002

**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 minimum setback of 20 feet to 17 feet for the construction a two-car garage attached to an existing dwelling, are as follows:

The Applicants are proposing to construct a 26 Ft. x 28 Ft. two-car attached garage for the parking of vehicles. The garage needs to be larger than 24 Ft., since the stairwell is included in that side of the house that goes to the basement door.

Due to the topography of the land, the most suitable and practical placement of the garage is where the existing driveway is located. Construction of the garage closer to the property line on that side would not create any additional runoff for the neighbors. There is a slope in the front of the property where the septic area is located and the well is behind the house, which creates practical difficulty and undue hardship for the Applicants.

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.

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

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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.

APRIL 16, 2002  
DATE

Ralph E. Green  
RALPH E. GREEN  
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement