

Case ZA-648

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

**APPLICANT:** Sandra Lee Palmer Cole  
Irby C. Cole, III  
2710 Coon Club Road  
Westminster, Maryland 21157

**REQUEST:** A variance from the required  
minimum side yard setback of 20 Ft.  
to 2 Ft. for the construction of a  
two-car garage attached to an  
existing dwelling.

**LOCATION:** 2710 Coon Club Road  
Westminster, MD 21157

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

**HEARING HELD:** May 7, 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 side yard setback of 20 feet to 2 feet for the construction a 24 Ft. wide two-car garage attached to an existing dwelling, are as follows:

The property has an existing carport, which the Applicants are proposing to convert into a two-car garage. To the rear of the property there is a swale that serves as drainage for the entire neighborhood. In addition, there is side drainage. Due to the location of the septic system, drain fields and well, which is located to the rear of the property, the selected location is the only practical location that would not cause undue hardship for the Applicants. There will be no impediment to the flow of the water. While there is a swale between the two houses, in the easement, the grade may increase at the top of the swale no more than 2 to 4 inches. This should not impact the overall ability of the swale or have a negative impact on any of the neighboring properties. The Applicants are also proposing to re-side the house along with this new addition, which should increase the property value.

The variance will be granted from the required minimum side yard setback of 20 Ft. to 6 Ft. instead of 20 Ft. to 2 Ft. as requested.

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.

May 17 2002  
DATE

Gayle Fritz  
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ACTING ZONING ADMINISTRATOR'S DESIGNEE

cc: Zoning Enforcement