

Tax Map/Block/Parcel  
No. 52-1-492

Building Permit/Zoning  
Certificate No. 04-2491

Case 4966

**OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND**

**APPLICANT:** Tim & Betty Lawson  
128 Marydell Drive  
Westminster, MD 21157

**ATTORNEY:** N/A

**REQUEST:** A variance from the required minimum 12 ft. setback to 3 ft. for the construction of an attached garage to the existing dwelling.

**LOCATION:** The site is located at 128 Marydell Drive, Westminster, on property zoned "R-10,000" Residential District in Election District 7.

**BASIS:** Code of Public Local Laws and Ordinances, Chapter 223-89, 223-186 A (3) and 223-181 as amended by Ordinance 04-15, Sec. 2 (c)

**HEARING HELD:** August 25, 2004

**FINDINGS AND CONCLUSION**

On August 25, 2004, the Board of Zoning Appeals (the Board) convened to hear a variance from the required minimum 12 ft. setback to 3 ft. for the construction of an attached garage to the existing dwelling. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The Applicants wish to construct a garage on their lot, which would encroach on the required minimum 12-foot setback to 3 feet. The Board is concerned that the proposed garage at this location would be too close to the adjoining neighbor's house. In effect the entire side of the Applicant's parcel would be "closed off" by the garage. There was no evidence presented with regard to hardship or uniqueness of the property, which would support the grant of a variance. The property is a duplex, and a garage would effectively dominate the lot. Accordingly, this request is denied.

Date

9/22/04

  
Jacob M. Yingling, Chairman