

Tax Map/Block/Parcel
No. 56-24-249

Case 5307

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Saturnino (Tony) Rivera
3341 Marston Road
Westminster, MD 21157

ATTORNEY:

REQUEST: Request for a variance to the required side setback of 20 ft. to 5 ft. for the construction of a three-car garage.

LOCATION: The site is located at 3341 Marston Road, Westminster, on property zoned "A" Agricultural District in Election District 9.

BASIS: Code of Public Local Laws and Ordinances, Section 223-75

HEARING HELD: February 22, 2007

FINDINGS AND CONCLUSION

On February 22, 2007, the Board of Zoning Appeals (the Board) convened to hear a request for a variance to the required side setback of 20 ft. to 5 ft. for the construction of a three-car garage. The Board made the following findings and conclusion:


The Applicant has resided on the subject 1.082 acre lot since 1989. He wishes to erect a three-car garage on the lot. The proposed garage is 21-22 ft. high. The garage will be used to park their vehicles and for storage. The Applicant is an excavator. *Appl stopped in to correct 3/26/07*

The proposed garage will be 42 ft. long x 32 ft. wide and 22 ft. high. The Applicant explored other possible locations for the garage on the property. The property is served by well and septic. Thus, the rear yard was unavailable due to the well and septic system. The lot is unusually shaped and has a slight slope.

OFFICIAL DECISION
C5307
PAGE TWO

Based upon the above, the Board finds that due to the location of the well and septic, the shape of the lot, and the topography, the proposed location is the only available place for the garage. Denial of the requested variance would result in undue hardship and make it impossible to build the garage. Accordingly, the requested variance is granted.

3/21/07
Date


Jacob M. Yingling, Chairman