

**Tax Map/Block/Parcel  
No. 104-74-288**

**Case 5366**

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

**APPLICANT:** Robert Alan Shaeffer  
31 Ridge Road  
Westminster, MD 21157

**ATTORNEY:** n/a

**REQUEST:** Variance from the required 5 ft. setback to 1 ft. for the construction of a detached garage.

**LOCATION:** The site is located at 31 Ridge Road, Westminster, on property zoned "R-10,000" Residential District in Election District 7.

**BASIS:** Code of Public Local Laws and Ordinances, Section 223-178 B

**HEARING HELD:** November 29, 2007

**FINDINGS AND CONCLUSION**

On November 29, 2007, the Board of Zoning Appeals (the Board) convened to hear a request for a variance from the required 5 ft. setback to 1 ft. for the construction of a detached garage. The Board made the following findings and conclusion:

The subject property is a long, narrow, quarter acre lot in an older established neighborhood. The property includes a 90 year old residence where the Applicant resides. The lot backs up to an alley shared by 5 other homes. The Applicant wishes to construct a 24 ft. x 28 ft. two-car garage at the rear of the property. He will use the alley to gain access to the garage. He intends to remove an existing small garage and shed that are currently 1 ft. from the property line. The property is served by public water and sewer. There are other garages in rear yards in the neighborhood.

Based upon the above, the Board found that the lot had a uniquely long and narrow shape, which severely limits the available locations for a garage on the property. In fact, there are no other feasible locations on the lot. A sewer line running through the center of the lot also

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limits available areas for a garage. The Board also found the alleyway to be conducive to a garage, as it will enable parking off the street and to the rear of the property, which is desirable. Based on the above, the Board found that a strict application of the zoning setbacks in this case would result in undue hardship to the Applicant. Accordingly, the requested variance was granted.

12/26/07  
Date

Jacob M. Yingling  
Jacob M. Yingling, Chairman