

**Tax Map/Block/Parcel
No. 19-19-407**

Case 5506

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

APPLICANT: Jeff and Linda Six
2771 F.S.K. Highway
Taneytown, Maryland 21787

ATTORNEY: n/a

REQUEST: A variance from the required minimum side yard setback of 20 ft. to 1 ft. and from the required minimum rear yard setback of 50 ft. to 37 ft. for an attached garage.

LOCATION: The site is located at 2771 F.S.K. Highway, Taneytown, MD 21787, on property zoned "A" Agricultural District in Election District 1.

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

HEARING HELD: July 28, 2009

FINDINGS AND CONCLUSION

On July 28, 2009, the Board of Zoning Appeals (the Board) convened to hear a variance request from the required minimum side yard set back of 20 ft. to 1 ft. and from the required minimum rear yard setback to 50ft. to 37 ft. for an attached garage. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The Applicant wishes to construct a garage to be attached to his existing garage. The attached garage will be 24' x 24'. The house is positioned at an angle on the lot. In addition, there is a well located in the front yard and a septic system in the rear. The property is 1.116 acres in the Agricultural zone. There is no room for a detached garage.

The Board found that due to the location of the house on the lot, and the well and septic system, there is no location on the property which would not require the grant of a variance. The proposed location is the most logical spot on the property for the proposed garage. Failure to grant the requested variances would result in practical difficulty and undue hardship. As a result, the Board granted the requested variances.

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24 Aug 2009

Date

Roberta J. Windham
Roberta J. Windham, Chair