

Tax Map/Block/Parcel  
No. 46-15-666

Building Permit/Zoning  
Certificate No. 06-1613

Case 5239

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

**APPLICANT:** Coren Lewis  
634 Old Baltimore Road  
Westminster, MD 21157

**ATTORNEY:** n/a

**REQUEST:** Variance from the required side yard setback of 12 ft. to 7 ft. for the construction of an addition to the existing garage.

**LOCATION:** The site is located at 634 Old Baltimore Road, Westminster, on property zoned "R-10,000" Residential District in Election District 7.

**BASIS:** Code of Public Local Laws and Ordinances, Section 223-89 and 223-186A (3)

**HEARING HELD:** July 26, 2006

**FINDINGS AND CONCLUSION**

On July 26, 2006, the Board of Zoning Appeals (the Board) convened to hear a request for a variance from the required side yard setback of 12 ft. to 7 ft. for the construction of an addition to the existing garage. The Board made the following findings and conclusion:

The Applicant wishes to add on to her garage to be able to park an additional car. The garage already has a driveway. The lot is sloped and there is an existing hedgerow on the other side of the house. In the rear yard, there is a swimming pool and an abandoned septic system.

The Board finds that the area requested for the garage is the only place where it could be located without causing undue hardship or practical difficulty. The rear yard is not feasible due to the pool and septic system. The other side of the house has a hedgerow that would need to be removed. Also, the lot is sloped, which limits the possible location. Therefore, the request for a variance is granted.

8/16/06  
Date

  
Jacob M. Yingling, Chairman