

Tax Map/Block/Parcel  
No. 39-18-732

Building Permit/Zoning  
Certificate No. 06-0055

Case 5176

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND

**APPLICANT:** Michael Price  
1413 Allen Way  
Westminster, MD 21157

**ATTORNEY:** N/A

**REQUEST:** Variance from the required 20 ft. side yard setback to 7 ft. for the construction of an addition/garage on to the existing dwelling.

**LOCATION:** The site is located at 1413 Allen Way, Westminster, on property zoned "R-40,000" Residential District in Election District 7.

**BASIS:** Code of Public Local Laws and Ordinances, Chapter 223-66A, and 223-186 A (3)

**HEARING HELD:** February 22, 2006

**FINDINGS AND CONCLUSION**

On February 22, 2006, the Board of Zoning Appeals (the Board) convened to hear a request for variance from the required 20 ft. side yard setback to 7 ft. for the construction of an addition/garage on to the existing dwelling. The Board made the following findings and conclusion:

The Applicant wishes to expand the living space on his home and have a garage attached to the house. The proposed garage would be 7 feet from the property line, and screened by an existing line of evergreens. There is no other feasible location on the lot for a garage. The lot is non-conforming in size, with very little side yard space. In addition, the well and septic system limit possible locations for a garage.

Based upon the above, the Board finds that due to the existing conditions of the property, a failure to grant the requested variance would result in practical difficulty and undue hardship. Accordingly, the request for a variance to 7 feet on the side yard is granted.

3/20/06  
Date

Jacob M. Yingling  
Jacob M. Yingling, Chairman