

Case 5107

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

**APPLICANT:** Robert & Lisa Ash  
6216 Oak Hill Drive  
Eldersburg, MD 21784

**ATTORNEY:** N/A

**REQUEST:** A variance from the required 12 ft. setback to 6 ft. for the construction of a garage.

**LOCATION:** The site is located at 6216 Oak Hill Drive, Eldersburg, on property zoned "R-20,000" Residential District in Election District 5.

**BASIS:** Code of Public Local Laws and Ordinances, Chapter 223-186 A (3), 223-181 C and 223-82 A

**HEARING HELD:** August 24, 2005


**FINDINGS AND CONCLUSION**

On August 24, 2005, the Board of Zoning Appeals (the Board) convened to hear a request for a variance from the required 12 ft. setback to 6 ft. to facilitate the construction of a garage. The Board made the following findings and conclusion:

The Applicants wish to construct a 2-car garage (20 ft. x 28 ft.) on their lot in the "R-20,000" zone. The property is served with public water and sewer. Most homes in the neighborhood have garages. The lot is unusually narrow (209 ft. x 100 ft. wide), and the chimney for the house is located on the right side of the home. No tree removal is necessary for the construction of the garage.

The Board finds that the lot is unusually narrow (100 feet wide) and there is no other possible location for the garage. We find strict enforcement of the setback restriction to this project will result in unnecessary hardship. Accordingly, the variance is granted.

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Date 9/21/05

  
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Jacob M. Yingling, Chairman