

**Tax Map/Block/Parcel  
No. 78-12-647**

**Building Permit/Zoning  
Certificate No. 04-1528**

**Case 4943**

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

**APPLICANT:** Mary and Robert O'Connell, Sr.  
1710 Amberly Court South  
Marriottsville, MD 21104

**ATTORNEY:** N/A

**REQUEST:** A variance from the required side yard setback of less than 10 ft. for the expansion of an existing one-car garage to a two-car garage with living space above.

**LOCATION:** The site is located at 1710 Amberly Court, Marriottsville, in Election District 5.

**BASIS:** Code of Public Local Laws and Ordinances, Chapter 223-89, 223-181 A (as amended by Ord. 04-15)

**HEARING HELD:** June 29, 2004

**FINDINGS AND CONCLUSION**

On June 29, 2004, the Board of Zoning Appeals (the Board) convened to hear a variance from the required side yard setback of less than 10 ft. for the expansion of an existing one-car garage to a two-car garage with living space above. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The Applicants want to build an addition with living space above their garage. Their driveway is two cars wide and they want to turn their one-car garage into a 2-car garage. Many of the houses in the neighborhood already have two-car garages.

The Board finds that the small size of this lot necessitates the grant of a variance for this proposed improvement. The garage and additional living space will improve the property and be consistent with other houses in the neighborhood. Accordingly, the variance from the required side yard setback of less than 10 ft. for the expansion of an existing one-car garage to a two-car garage with living space above is granted.

OFFICIAL DECISION

C4943

Page Two

7/21/04  
Date

  
Jacob M. Yingling, Chairman