

Tax Map/Block/Parcel  
No. 35-8-170

Case 5419

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

**APPLICANT:** Frank Hahn  
825 Francis Scott Key Highway  
Keymar, Maryland 21757

**ATTORNEY:** n/a

**REQUEST:** A variance from the required setback of 20 ft. to 14 ft. (south side) and to 5 ft. 5 in. (north side) to build a roof over the patio to create a carport attached to the dwelling.

**LOCATION:** The site is located at 825 Francis Scott Key Highway, Keymar, MD 21757, on property zoned "A" Agricultural District in Election District 10.

**BASIS:** Code of Public Local Laws and Ordinances, Section 223-75 and 223-179 A

**HEARING HELD:** June 24, 2008

**FINDINGS AND CONCLUSION**

On June 24, 2008, the Board of Zoning Appeals (the Board) convened to hear a variance request from the required setback of 20 ft. to 14 ft. (south side) and to 5 ft. 5 in. (north side) to build a roof over the patio to create a carport attached to the dwelling. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The Applicant resides with his spouse on a .33 acre lot in the "A" Agricultural zone. The lot is nonconforming and has a narrow shape (63 feet wide and 234 feet in depth). The property is served by well and septic system.

The Applicant wishes to construct a carport that will be attached to the residence. The carport will be designed to match similar structures in the community. A carport will enable the residents to access their car without being affected by bad weather.

**OFFICIAL DECISION**

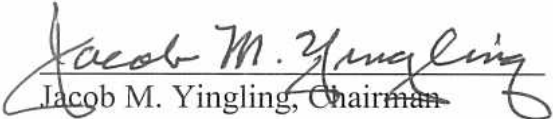
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The Board found that the Applicant's property is an irregular narrow shaped small lot in this zone. In addition, the location of the well and septic system on this lot strictly limit the possible location on the lot for a carport. In fact, there are no locations on the lot which would not require a variance. Based on the above, the Board found that a strict application of the setbacks in this case would cause undue and unnecessary hardship. Accordingly, the requested variances were granted.

7/23/08

Date

  
Jacob M. Yingling, Chairman