

Case 5241

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

**APPLICANT:** Judith Caleo  
2831 Rohrbaugh Road  
Hampstead, MD 21074

**ATTORNEY:** n/a

**REQUEST:** Variance from the required 20 ft. setback to 3 ft. for the construction of a detached garage.

**LOCATION:** The site is located at 2831 Rohrbaugh Road, Hampstead, on property zoned "A" Agricultural District in Election District 8.

**BASIS:** Code of Public Local Laws and Ordinances, Section 223-75 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 20 ft. setback to 3 ft. for the construction of a detached garage. The Board made the following findings and conclusion:

The Applicant wishes to erect a garage to provide additional parking and storage. The proposed location is an area where a garage formerly stood. It had been removed by the Applicant years earlier, as it was in a degraded state. The area is flat, as it was previously graded for the old garage. The rest of the lot is wooded and hilly. There is little or no "buildable" land left on the lot, and the lot is bisected by a road.

The Board finds that the proposed location is the only feasible spot on the property. Any other location would require mass grading and tree removal. Based on the topography of this rectangular shaped lot, the Board finds that a failure to grant the requested variance would result in undue hardship and practical difficulty. Accordingly, the request for a variance is granted.

Date

8/16/06

Jacob M. Yingling, Chairman

