

Tax Map/Block/Parcel  
No. 43-18-314

Building Permit/Zoning  
Certificate No. 04-3276

Case 4984

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

**APPLICANT:** Trey W. Burnham  
3869 Watson Lane  
Union Bridge, MD 21791

**ATTORNEY:** N/A

**REQUEST:** A variance request from the required setback to the property line for the construction of an attached garage on an existing slab and knee wall (4 ft. 8 in. to property line) to the existing dwelling.

**LOCATION:** The site is located at 3869 Watson Lane, Union Bridge, on property zoned "A" Agricultural District in Election District 2.

**BASIS:** Code of Public Local Laws and Ordinances, Chapter 223-75 and 223-186 A (3)

**HEARING HELD:** October 21, 2004

**FINDINGS AND CONCLUSION**

On October 21, 2004, the Board of Zoning Appeals (the Board) convened to hear a variance request from the required setback to the property line for the construction of an attached garage on an existing slab and knee wall (4 ft. 8 in. to property line) to the existing dwelling. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The Applicant is planning to construct a garage to house vehicles he is in the process of restoring. The existing slab and knee wall installed when the house was built. Other areas on the lot are unsuitable due to septic concerns and access problems. In addition, the sloping topography of the lot makes it not useable for construction of a garage. A drain was installed to accommodate drainage from the concrete slab, which sends water on or near a neighbor's property. The neighbor's own garage is a foot from the Applicant's property line.

**OFFICIAL DECISION**

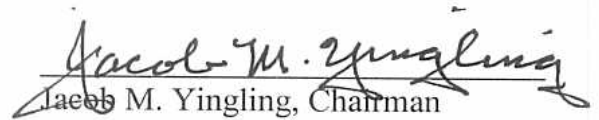
**C4984**

**Page Two**

The Board finds that based upon the topography of the lot and septic concerns, the grant of a variance is warranted for the garage at the proposed location. However, the property in its current condition, with untagged vehicles and auto parts stored outside, is unacceptable. Therefore, the variance is expressly conditioned on the following:

1. Within ninety (90) days all untagged vehicles and automobile parts must be removed from the premises. No building permit shall be issued until this is accomplished.
2. The drain on the existing slab should be closed or plugged.

Date 11/17/04

  
Jacob M. Yingling, Chairman