

**Tax Map/Block/Parcel
No. 51-16-84**

**Building Permit/Zoning
Certificate No. 01-2166**

Case 4615

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

APPLICANT: Carolann and Stephen Holniker
1732 Ridge Road
Westminster, Maryland 21157

ATTORNEY: Michelle M. Ostrander

REQUEST: An application for a request to expand a non-conforming building and to construct a garage. A variance is also requested along Stone Chapel Road from 40-feet to 20-feet.

LOCATION: The site is located at 1732 Ridge Road, Westminster, MD 21157, on property zoned "R-40,000" Residential District in Election District 7.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-9(A) and 223-66

HEARING HELD: August 29, 2001

FINDINGS AND CONCLUSION

On August 29, 2001, the Board of Zoning Appeals (the Board) convened to hear a request to expand a non-conforming building and to construct a garage. A variance is also requested from the required 40 ft. setback along Stone Chapel Road to a 20 ft. setback.

The applicants purchased the property in 1985. The applicants are proposing to expand the existing ranch style home with the addition of a family room and a two-car garage. To the rear of the house, would be a family room with storage and to the right of the house would be the garage. They are proposing that the addition be one story with a normal ceiling height at the end with the floor in the addition being the same level as the basement. Access to the addition will be from the basement. The house has an existing driveway, which is in the front of the house. Most of the driveway is located on land that has been conveyed to the State. The corner of the property poses danger, since drivers have an obstructed view of the on-coming traffic if vehicles parked along the side of the house. The property to the right of house has a very steep hill that is about 5 Ft. from the angled point to the right of the house. The addition would be obscured by the existing pine trees. The garage could not be located to the rear of

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the property due to the septic system. To reconfigure the driveway for a different type of access would not be feasible due to the topography of the land and the trees. The lot is narrow. The setback is required since the property is located on a corner lot. No changes would be made to the existing house. This addition would improve the public safety for travelers on Stone Chapel Road and Rt. 27.

This property is unique due to the setbacks and the fact that the majority of the expansion will be to the rear of the property. Removing the cars from the driveway that are parked towards the front of the home will increase visibility and create a safer intersection. The Board hereby approves the request to expand a non-conforming building and to construct a two-car garage and grants a variance with the following stipulations:

- (1) That the two car garage be added on the southwest side of the house with non-living storage space under it.
- (2) The remainder of the addition will be a one-story family room with no other living space.

9/25/01
Date

Karl V. Reichlin
Karl V. Reichlin, Chairman