CARROLL COUNTY GOVERNMENT
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Office of Zoning Administration
Neil M. Ridgely
Zoning Administrator

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To CARLA	From CAROL	
Co./Dept. PLAYTIME	Co. ZONING ADMIN	
Phone #	Phone # 410 386-2980	
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16 September 2003

Mr. William Cunningham
C/O Playtime Corporation
1550 Old Westminster Pike
Westminster, MD 21157

Re: Variance for construction of building for a Childcare Center
Case ZA-777, Permit 03-22678

Dear Mr. Cunningham:

Based on the testimony and evidence presented at the hearing on the above referenced case, the variance is denied.

Facts which may support the request for relief from the strict terms of The Code of Public Local Laws and Ordinances for Carroll County are cited as Section 223-66 for a reduction to the required setback from 40 ft. to 20 ft. for construction of an additional building for child care at the existing day care center.

While Mr. Cunningham's arguments that locating the building as proposed is both logical and convenient are not without merit, they fail to meet the test of Section 223-181 C of the Carroll County Code of Public Local Laws and Ordinances which stipulates that variances may only be granted where meeting the strict requirements of the Code cause practical difficulty and unreasonable hardship. Any degree of hardship in locating the building elsewhere on the site is self imposed. While there is some value to the property owner in locating the building as proposed, a site visit demonstrated to me that there are other places on the site available for placement of the new building; all of which would not require a variance.

Decisions by the Zoning Administration may be made to the Carroll County Board of Zoning Appeals within 30 days of the date of this determination.

Sincerely,

Neil M. Ridgely
Zoning Administrator
CC: Adjoining property owners
file