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

16 September 2003

Mr. & Mrs. Daniel Diefenbach
4900 Jalmia Rd.
Mt. Airy, MD 21771

Corrected 09/25/03
NR

Re: Variance for construction of an addition to the residence, and a pool house
Case ZA-781, Permit 03-2862

Dear Mr. and Mrs. Diefenbach:

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

Facts which support the request for relief from the strict terms of The Code of Public Local Laws and Ordinances for Carroll County, in this case Section 223-66 for a reduction to the required minimum side yard setback from 20 ft. to 6 ft. for construction of an addition to the home and a pool house.

The property was inspected by the Zoning Administrator and the proposed addition and pool house was found to have a minimal, if any, effect on adjoining property owners and the overall character of the neighborhood. The site was properly posted and adjoining property owners were notified.

There were no members of the public present at the September 3rd hearing to testify in opposition to the project. The Office of Zoning Administration has not received any comments in opposition to the variance by either mail or telephone.

As the addition to the home is intended to be for a home office, the following conditions are stipulated in approving this variance:

- **No signs are permitted on the property indicating an office or business exists there.**
- **No employees are allowed.**
- **There shall not be any marked increase in vehicle traffic or vehicle parking, allowing for routine delivery of goods via public carriers (ie. UPS, Fed Ex) and the regular traffic and parking which is customary to a residence.**
- **The sale of goods from the home is prohibited.**

Per Section 223-181, strict compliance with the terms of the zoning ordinance would be impractical and cause undue hardship on the petitioners.

This approval is valid for one year. Appeals to this decision must be filed within 30 days of the date of the approval.

Sincerely,

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