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

Notice of Decision

Case # ZA-785
Permit # 03-3055

Variance Request: For a reduction in the minimum front yard setback from 40 feet to 5 feet for the construction of a shed on property located at 6995 Beachmont Drive, Sykesville, MD., election district 5 by Donna Marie Despres.

Basis for Variance: Chapters 223-66 and 223-181 of the Carroll County Code of Public Local Laws and Ordinances.

Decision: Approved

Basis for Decision:
It is the opinion of the Zoning Administrator that approval of the variance request will not:

- Adversely affect the public health, safety, security, morals, or general welfare.
- Result in dangerous traffic conditions or jeopardize the lives or property of people living in the neighborhood.
- That owing to the shape of the lot and the owners express intent to retain mature deciduous trees on the lot which benefit the community as a whole as well as the individual property, construction of the shed elsewhere on the lot would create a practical difficulty.

In making this determination, the Zoning Administrator cannot answer in the affirmative to the criteria provided in Section 223-191 of the Carroll County Code that:

- There would be a detrimental affect on the people working or residing in the area
- There would a negative impact on the orderly growth of the community
- There would be a detrimental effect on the peaceful enjoyment of people in their homes.
- That the use would have a negative effect on the conservation of property values.
- That there would be any effect from odors, dust, gas, smoke, fumes, vibrations, glare, and noise upon surrounding property values.

15 October 2003

Neil M. Ridgely
Zoning Administrator

Per Section 223-182 or the Carroll County Code of Public Local Laws and Ordinances, appeals of this decision must be made within 30 days of the date of the decision to the Board of Zoning Appeals pursuant to Section 223-188 of the Carroll County Code. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.