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

Notice of Decision

Case # ZA-789
Permit # 03-3423

Variance Request: For a variance in the required minimum yard setback from 50 feet to 38 feet for the construction of a new house and garage on property located at 2830 Old Liberty Road, Sykesville, MD, in election district 5 by Merle G. and Jane E Barnes

Basis for Variance: Chapters 223-37, 223-177 (B) 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.

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.
- That construction of a home on the property would be an inappropriate use.

For the above stated reasons this variance is approved with the stated conditions.

15 October 2003

Neil M. Ridgely
Zoning Administrator