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

Notice of Decision

Case # ZA-817
Permit # 04-0197

Variance Request: For a variance from the minimum front setback of 40 to 34 feet and the side yard setback from 20 feet to 17 feet for an attached garage, breezeway, and family room at 7006 Stratford Drive, Sykesville, MD in election district 14 by William M. Skinner.

Basis for Variance: § 223-62 and 223-66 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 effect 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.

The residence at 7006 Stratford Drive is a relatively small rancher (26 X46) so it is easy to warrant the addition. A field review of the site found that it would pose a practical hardship to locate the addition to the opposite side of the house because of a steep change in the grade there. The existing driveway already serves that side of the residence where the addition is proposed so disturbance will be minimal if the garage is constructed there. There was no opposition to the variance from neighbors; in fact several signed a statement supporting the variance.

9 March 2004

Neil M. Ridgely
Zoning Administrator

Per Section 223-182 of 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 contest the Zoning Administrator's decision.