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

Notice of Decision

Case # ZA-818
Permit # 03-0216

Variance Request: For a variance from the minimum front yard setback from 40 feet to 30 feet and a side yard setback from 20 feet to 12 feet for an addition and attached garage to the home and a front porch at 1189 Glenside Court, Hampstead, MD in election district 08 by Marion Ford.

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

Decision: Approved, with conditions.

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.

- While there was testimony from neighbors at the hearing in regards to the addition & porch, the neighbors were not so much opposed to the variance for the proposed additions to the Ford residence as they were concerning the existing garage on the property and Mr. Ford's extensive motorcycle hobby located in it. That issue must be handled separately as a potential zoning violation and will be done so by our enforcement section to determine if a business is operating from this residential property. In reviewing the facts presented for this variance I find that the topography of the site and shape of the lot is unique, making it particularly difficult to enlarge the home without practical hardship for the

26 feet by 32 feet; justifying the need for an addition.

Approval for this variance is done so with the following condition:

- That no part of the garage, addition or porch be used in conjunction with Mr. Ford's motorcycle hobby.

8 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.