CARROLL COUNTY GOVERNMENT
225 N. Center Street
Westminster, Maryland 21157
410-386-2980 888-302-8978
FAX 410-876-9252
T.D.D. 410-848-5355

Office of Zoning Administration
Neil M. Ridgely
Zoning Administrator

Notice of Decision

Case # ZA-821
Permit # 03-3795

Variance Request: For a variance from the required minimum side yard setback of 20 feet to 13 feet for an attached garage at 6344 Twin Ponds Lane, Mount Airy, MD by Michael V. Wolfrey.

Basis for Variance: § 223-75 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 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 6344 Twin Ponds Lane is located on a particularly narrow lot which is further restricted by a drainage and utility easement on three sides and a driveway to a pan handle lot to the South side. 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 and that it would most likely be precluded by the location of the well. The existing driveway already serves that side of the residence where the addition is proposed so disturbance will be minimal is the garage is constructed there. There was no opposition to the variance from neighbors.

14 April 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.