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

Notice of Decision

Case # ZA-829
Permit # 04-0442

Variance Request: For a variance from the required minimum side yard setback of 12 feet to 9 feet for an attached garage at 1708 Antler Lane, Finksburg, MD by Michael and Rachel Miller

Basis for Variance: § 223-82 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 ofthe 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 Millers were represented by Mr. Martin Hackett of CLSI. Mr. Hackett made the case that the property located at 1708 Antler Lane was unique in the narrowness of the lot, despite its considerable rear yard depth; that use of the lot area is further constrained by a community utility box/pedestal in the front yard. The residence is approximately 1000 square foot and a practical hardship would exist if the addition of a relatively small garage and addition were not permitted. A letter in support of the variance was received from an adjoining property owner, Richard and Shellia Shanklin of 1706 Antler Lane. There were no Protestants.

15 April 2004

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 contest the Zoning Administrator's decision.