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-836
Permit # 04-0496

Variance Request: For a variance from the required minimum front yard setback of 100 feet to 45 feet for the construction of a detached garage at 616 S. Frizzelburg Rd. in Westminster by Jamie L. Green.

Basis for Variance: § 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 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.

In discussion about the detached garage project, Mr. Green noted that the steep slope to the South side of his property made it difficult to locate the garage elsewhere. The garage location is also constrained by the well location and the fact that of his 4.8 acre parcel, approximately 3 ½ acres is in tillage. 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.