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

Notice of Decision

Case # ZA-843
Permit # 04-1228

Variance Request: For a variance from the minimum side yard setback from 20 feet to 15 feet for an attached garage onto the residence at 1109 Baust Church Road, Union Bridge, MD, in election District 02 by Margaret and Kenneth Tregoning.

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.

A field review of the Tregoning property indicated that the garage addition is located in the most logical area of the residence. To locate it elsewhere on the property would require crossing the septic field and overcoming a significant grade change, making it impractical to place the garage elsewhere on the home. There will be no negative effects to other residences in the area. The residence is approximately 1450 square feet in size and has been owned by the Tregonings for 30 years, making it a typical case for an enlargement by contemporary standards. There were no protestants to the variance.

4 June 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.