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

Notice of Decision

Case # ZA-844
Permit # 04-1229

Variance Request: For a variance from the minimum setback from 50 feet to 37.5 feet for a detached garage at 6626 Carroll Highlands Road, Sykesville, MD in Election District 5, by Vince and Becky Dawson.

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 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 Dawson property indicated that the proposed detached garage would be located in the most logical area of the property. The lot is actually very narrow with very little room to the rear of the lot; the majority of the available area is to both sides and the front. Placement of the garage in the proposed location would allow for future use of the existing carport as a sun room, whereas placement of a garage on the opposite end of the home would require relocating the driveway which would likely be contrary to the aesthetics of the neighborhood. The residence is approximately 1400 square feet in size and is 36 years old, 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.