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

Notice of Decision

Case # ZA-851
Permit # 04-1882

Variance Request: For a variance from the minimum rear yard setback from 35 feet to 26 feet for the addition of an attached sunroom at the residence at 1879 McDuff Court, Eldersburg, MD in Election District 05 by Steve Kahn.

Basis for Variance: § 223-166 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 applicants were persuasive in their testimony that a practical hardship would exist if they were not able to place the sunroom addition on their home at the location specified in their submittal. A field review of the site verified that it would pose a practical hardship to locate the addition anywhere but on the rear of the home and that such an addition was not out of character with similar residences in the Carrolltowne subdivision. Due to the narrow lot, placement to either side of the house would be impractical and would require a more significant variance. There were no Protestants to the variance.

19 July 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.