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

Notice of Decision

Case # ZA-857
Permit # 04-0125

Variance Request: For a variance from the minimum rear yard setback from 50 feet to 20 feet and a reduction in the minimum side yard setback from 20 feet to 10 feet for a detached garage at the residence at 6032 Old Washington Road, Sykesville, MD in Election District 07 by Cheryl Trent and Catherine Bohn.

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.

The applicants were persuasive in their testimony that a practical hardship would exist if they were not able to construct the detached garage in the proposed location. The site is restricted by topography and the location of the septic system. The garage is needed to accommodate additional vehicles and chattels of the owner, Ms. Catherine Bond, who will be moving back into the residence with her daughter Cheryl Trent, at some future time. A field review of the site verified that it would pose a practical hardship to locate the addition anywhere but the proposed location and that the garage would not be out of character with others in the general neighborhood. There were no Protestants to the variance.

5 August 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.