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

Notice of Decision

Case # ZA-874
Permit # 04-3485

Variance Request: For a variance from the minimum front yard setback from 40 feet to 32 feet and from the minimum rear yard setback from 50 feet to 35 feet for an addition to the home at 5705 Strawbridge Terrace, Eldersburg, MD in Election District 05 by Charlie and Karen Spivey.

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.

The applicants were persuasive in their testimony that a practical hardship would exist if the addition had to be located elsewhere on the residence and that the residence was unique as it pre-dates most of the neighborhood which has grown up around it Strawbridge Estates and Stone manor), essentially changing what are the "sides" of the residence into the front and rear for zoning purposes. A field review of the site verified that the addition would be typical to the neighborhood and that impacts to neighbors would be negligible. There were no protestants to the variance.

10 November 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.