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

Notice of Decision

Case # ZA-884
Permit # 04-3765

Variance Request: For a variance from the minimum yard setback from 20 feet to 10 feet for a garage / pole building at the residence at 3814 London Bridge Road, Sykesville, MD in Election District 04 by James E. Mohr.

Basis for Variance: § 223-66 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.

Location of the well, septic field and the topography of the lot make the proposed location the only one appropriate for this garage. The area behind the home is a flood plain; locating it elsewhere on the property would interfere with the well & septicand underground utilities. A field review of the site verified that it would pose a practical hardship to locate the garage elsewhere on the property and that similar garages are found throughout the immediate neighborhood. Disturbance will be minimal if the garage is constructed in the proposed location. There were no Protestants to the variance.

7 February 2005

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.