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

Notice of Decision

Case # ZA-894
Permit # 05-0471

Variance Request: For a variance from the minimum yard setback from 40 to 23 feet for an addition to their home at 2504 Stone Road, Westminster, MD in Election District 03 by Jared Hamby.

Basis for Variance: § 223-75 and § 223-181 of the Carroll County Code of Public Local Laws and Ordinances.

Decision: Approved, with one condition.

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.

Mr. Hamby explained that the addition is needed to create two more bedrooms for his growing family. The location of the addition is necessitated by the locations of thewell and septic systems and a reserve septic area. There is a pool and deck at the rear of the house. There were no objections to the variance.
In review of the application it was noted that the proposed addition would extend into a building restriction line area. Accordingly this variance is granted with one condition:

- *The applicant must receive approval from the Director of the Carroll County Department of Planning for relief from the minimum building line and is directed to contact the Bureau of Development Review to schedule a review of the restriction.*

15 April 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.