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

Notice of Decision

Case # ZA-895
Permit # 05-0241

Variance Request: For a variance from the minimum side yard setback from 20 feet to 12 feet to expand and enclose a carport into a garage at 858 Rolling Ridge Drive, Westminster, MD in Election District 07 by Jeff Corkran.

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.

Mr. Gary Evans spoke in behalf of the property owner. The house is currently undergoing renovations which have added a second floor. There is an in-ground pool at the rear of the residence which precludes putting the garage further back on the lot and it makes sense to have the garage line up with the front façade of the residence. There are several other homes in the neighborhood with enclosed garages so the request is not out of character with its surroundings. Accordingly, the variance is granted.

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.