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

Notice of Decision

Case # ZA-903
Permit # 05-0868

Variance Request: For a variance from the minimum setback from 20 feet to 12 feet for a garage at 2243 Coon Club Road, Westminster, MD in Election District 08 by Beverly Woerner.

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, vibratbns, glare, and noise upon surrounding property values.

The existing residence is approximately 1,200 square ft. in size and a garage is needed for parking and storage. The lot is constrained by a planting of memorial trees in the rear, the septic system to the rear and the well to the front of the home. The location of the proposed garage will utilize the existing paving. Snow removal from the car has become a winter chore which the garage will alleviate. There were no neighbors present to protest the variance.

18 May 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.