CARROLL COUNTY GOVERNMENT
225 N. Center Street
Westminster, Maryland 21157
410-386-2980 888-302-8978
FAX 410-876-9252
T.D.D. 410-848-5355

Office of Zoning Administration
Neil M. Ridgely
Zoning Administrator

Notice of Decision

Case # ZA-907
Permit # 05-1266

Variance Request: For a variance from the minimum setback from 50 feet to 18 feet for an addition to the residence at 1009 Baust Church Road, Union Bridge, MD in Election District 02 by Dean Brewer.

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 located in a rural area of the County; it is relatively small and old. The applicant has a relatively large family which makes for severely crowded conditions when all come to visit. The well is located at the front of the residence and the septic system / reserve is located at the right, rear of the property. The proposed addition will be used for family gatherings. The size of the applicant's family (11Brothers and Sisters) is indeed unique. Further, trying to hold a family gathering without this addition would certainly pose a practical hardship. Additionally, the applicant expressed fears for his well being if the variance were denied. There were no neighbors present to protest the variance; however, one adjoining property owner did attend the hearing to protest the necessity of it.

13 June 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.