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

Notice of Decision

Case # ZA-909
Permit # 05-1305

Variance Request: For a variance from the minimum setback from 20 feet to 10 feet for a detached garage at 5105 Hodges Road, Eldersburg, MD in Election District 05 by Craig A. Clark

Basis for Variance: § 103-54 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 ofthe 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.

The property in question is the very end of Hodges Road where it adjoins the Liberty Reservoir watershed. The family has virtually outgrown the residence and has turned the existing garage area into living space. Because of the lot topography and the location of the residence, the proposed location of the garage is the most logical. The topography of the lot is unique and a practical hardship would be encountered if the variance were disapproved because there really is no other logical location on the property for a garage. There were noprotestants to this variance present at the hearing.

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.