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

Notice of Decision

Case # ZA-910
Permit # 05-1360

Variance Request: For a variance from the minimum setback from 35 feet to 23 feet for an addition to the residence at 6414 Flintlock Ct., Eldersburg, MDin Election District 05 by Kevin and Karen Maggio.

Basis for Variance: § 103-43 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.

The property is in the Hunters Crossing subdivision with a lot area of .17 acres. The Maggios have 5 children and are rapidly outgrowing the space of their home and are priced out of the housing market because of the current upward spiral in Carroll County home values. The addition will be used as a breakfast room – it would not be unlike similar additions in the community. Uniqueness is established by the very limited area of the lot for such an addition and a practical hardship would be encountered if the variance were denied because of the economic factors in current real estate values and the inability to place an addition elsewhere on the lot.There were no protestants 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.