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

Notice of Decision

Case # ZA-911
Permit # 05-1413

Variance Request: For a variance from the minimum setback from 50 feet to 29 feet for an addition to the residence at 5903 Dale Court, Eldersburg, MD in Election District 05 by Charles and Linda Powers.

Basis for Variance: § 223-82 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 current residence is in the Carroll Square subdivision and is approximately 1,700 square feet in size and an addition is needed to accommodate children who are moving back into the home and a general need for additional living area. Placing the addition elsewhereon the house would be impractical because it would interfere with the septic system or require demolition of the car port. The topography of the lot substantiates uniqueness for the variance and the relatively small size of the existing home satisfies the requirement for a practical hardship. This type addition is not out of character with others in the immediate community. 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 tothe 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.