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

Notice of Decision

Case # ZA-913
Permit # 05-1409

Variance Request: For a variance from the minimum setback from 20 feet to 14 feet for an addition to the residence at 3105 Kane Drive, Westminster, MD in Election District 04 by Laura and Mitchell Adkins.

Basis for Variance: § 223-66 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 Adkins testified that theirs is a relatively small house of 1800 square feet in the Mystic Kane subdivision; that the addition is needed for a growing family. The addition cannot be placed at the front of the home because of the septic system location. The current cost of new housing was cited as a practical hardship, prohibiting the family from moving to a new residence. Uniqueness is established by the lot topography and the well / septic locations as factors driving the logical location of the addition. A persuasive letter supporting the variance was sent by Mr. Josh Adkins. 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.