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

Notice of Decision

Case # ZA-914
Permit # 05-1023

Variance Request: For a variance from the minimum setback from 100 feet to 30 feet for a pole building at 5408 Sykesville Road, Sykesville, MDin Election District 05 by Charles and Lynn Ellenberger.

Basis for Variance: § 223-35B 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 applicants explained that they needed the new pole building for storage and stablingtheir horse(s). They picked the designated area because it is isolated and some 200 feet from the adjoining neighbor Gosnell's residence. The Ellenbergers provided two letters in support of their variance from neighbors Gosnell and Ruby. To locate the building at the 100 foot setback would require placing it in the middle of the paddock area. Both Uniqueness and practical hardship are established by the impracticality of placing the pole building elsewhere on the lot for the intended purposes. There were no Protestants to this variance present at the hearing. As stated at the hearing, this building cannot be used for business purposes now or in the future.

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.