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

Notice of Decision

Case # ZA-915
Permit # 05-1082

Variance Request: For a variance from the minimum setback from 40 feet to 26 feet for a sunroom addition to the residence at 132 Dunrovin Avenue, Westminster, MD in Election District 07 by Sandra Saville.

Basis for Variance: § 223-89 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 applicant testified that she is selling this house toher daughter and that she will live in the existing addition which her late Mother-in-Law resided in. The proposed sunroom will provide additional living area and provide the applicant with the sunshine she needs for her health. The current residence is relatively small at approximately 1,600 square feet. Uniqueness and practical hardship are addressed in this case by Ms. Saville's health and the need for the sunroom. The sunroom will be located on the most appropriate place on the residence and is not out of character with other residences in the 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 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.