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

Notice of Decision

Case # ZA-916
Permit # 05-1410

Variance Request: For a variance from the minimum setback from 20 feet to 10 feet for a garage at 6639 Christy Acres Circle, Mount Airy, MD in Election District 13 by Donald J. Dougherty.

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 applicant testified that a two car garage is needed and that the proposed location to right side of the house would be the most logical place for it. There is a use-in-common driveway to the closest side of the proposed garage. Locating the garage in the proposed area is driven by the well location in back of the house and the septic / reserve system in the front. Because of a recent survey of the property, Mr. Dougherty revised his variance application at the hearing to a reduction from 10.5 feet to 10 (ten) feet. Uniqueness and practical hardship are established by the well / septic locations and the practicality of locating it at the end of the existing driveway An attached garage is not out of character with other homes 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 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.