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

Notice of Decision

Case # ZA-917
Permit # 05-1412

Variance Request: For a variance from the minimum setback from 50 feet to 10 feet for a detached garage at 711 Water's Edge Court, Eldersburg, MD in Election District 05 by Adam and Marjorie DeWitt.

Basis for Variance: § 223-37 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 their residence is only 55 feet from the property line. The well is located in the front and the septic / reserve is to the rear of the house. Topography to the rear of the house is extreme and would require considerable grading if the garage were located there. The architecture of the new garage will match that of the house. Both uniqueness and practical hardship were addressed by the topography of the lot and the fact that it would be impractical to locate the new garage elsewhere. A detached 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.