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

Notice of Decision

Case # ZA-920
Permit # 05-1056

Variance Request: For a variance from the minimum setback from 35 feet to 29 feet for an addition of a sunroom / conservatory to the residence at 6473 Tydings Road, Westminster, MD in Election District 05 by Charles and Carol Carroll.

Basis for Variance: § 103-43 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 they wanted the conservatory located on the home so it would overlook an adjoining stormwater pond. This is the second time he has tried to have this addition as the first contractor took several thousands of dollars in deposit for the work and then failed toinitiate the job. There is very limited space on the lot to construct the addition due to underground utilities. Mr. Carroll submitted a letter from the Tydings Acres Architectural Review Committee approving his plans for the addition. There were no protestants to this variance present at the hearing.

22 July 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.