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

Notice of Decision

Case # ZA-925
Permit # 05-1773

Variance Request: For a variance from the minimum setback from 50 feet to 22 feet for a detached garage at 2370 Eagle Wood Drive, Mount Airy, MD in Election District 09 by James Walsh.

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 was accompanied by his contractor, Mr. David Hamilton. Mr. Walsh testified that the septic tank and field are located in the front of the house; that the left side of the propertyis wooded with a steep hill and a creek. Much of the bottom land is flood plain. The garage will be large enough for three cars but will not be used for commercial purposes.The applicant received a letter from the Director of Planning allowing them to construct the garage within the drainage and utility easement. 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.