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

Notice of Decision

Case # ZA-928
Permit # 05-1775

Variance Request: For a variance from the minimum setback from 20 feet to 10 feet for an addition and garage at 6421 Whistling Wind Way, in Mt. Airy, MD, Election District 13 by William A Lasner.

Basis for Variance: § 223-75 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.

Mr. Blake spoke on behalf of Mr. Lasner, who was out of town. Mr. Blake is Mr. Lasner's brother in-law. Also in attendance were neighbors Gerald Riccordi and Suzanne Fohl of 6422 Whistling Wind Way. Mr. Blake testified that the new garage / addition will match the architecture of the existing residence. Due to the narrow profile of the lot the garage / addition will lie perpendicular to the existing residence. The location of the septic system, well and a former well that is now closed further restricts location of the garage / addition.

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.