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

Notice of Decision

Case # ZA-932
Permit # 05-1734

Variance Request: For a variance from the minimum setback from 45 feet to 32 feet on the Piedmont Hollow side of the property and 45 feet to 42 feet on the Armacost Avenue side of the property for a garage at 2804 Armacost Avenue, Finksburg, MD in Election District 04 by Genine Consagra - Riggins.

Basis for Variance: § 223-82 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 the house is 1800 square feet and the location of the garage is constrained by the well which is located in the front yard and the septic system in the rear yard. There are similar homes with garages in the Piedmont Acres neighborhood. A waiver of the minimum building restriction line has been provided by Director of Planning Steve Horn.There were no protestants to this variance present at the hearing.

17 August 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.