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

Notice of Decision

Case # ZA-933
Permit # 05-1211A

Variance Request: For a variance from the minimum setback from 50 feet to 20 feet for the construction of a storage building on Rock Drive, off Roller Road, Millers, MD in Election District 06 by Joseph Yelton.

Basis for Variance: § 223-37 and § 223-181 of the Carroll County Code of Public Local Laws and Ordinances.

Decision: Approved, with one Condition.

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 he does not currently reside at the subject address; however, he wishes to construct a 40 ft. by 34 ft. storage building to store personal tractors andequipment in. The applicant stated that he would not use the building for any commercial or contracting purposes. A neighbor, Ms. Baldwin, expressed some concerns about the use of a right-of-way but was not completely opposed to the variance.
The Variance is approved on the condition that the building not be used for any commercial or contracting purposes unless and until the owner were tobe granted a conditional use approval from the Board of Zoning Appeals.

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.