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

Notice of Decision

Case # ZA-936
Permit # 05-2236

Variance Request: For a variance from the minimum setback from 20 feet to 14 feet for an addition to the residence at 2715 Mount Ventus Road #1, Manchester, MD by Christine Clements.

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.

The applicant testified that she is seeking a variance to allow for a 40 by 40 ft. addition to the home and allowance for a 24 by 24 garage. The existing residence is smaller than 1,200 square feet in size. The location of both the addition and garage are constrained by the existing features of the house, the location of the well, and the location of the septic system & reserve area. The variance was opposed by Mr. Robert Rill, who farms an adjoining property. The applicant's request is not unreasonable and the reasons for the opponents protest were not so persuasive as to provide sufficient basis for a denial.

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.