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

Notice of Decision

Case # ZA-941
Permit # 05-2119

Variance Request: For a variance from the required minimum setback of 70 feet, center line of the road, to 40 feet for a sunroom at 4425 Bark Hill Road, Union Bridge, MD in Election District 12 by Kyle & Kimberly Palumbo.

Basis for Variance: § 223-19. 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 stated that their home is approximately 150 years old; that it needs to be made larger to accommodate their family. The sunroom location is constrained by the location of the well at the rear of the home and the septic to the left side of the residence. Other residences in the area show similar encroachments towards the roadway. There were no letters of protest nor was anyone in attendance at the hearing to protest the variance.

23 September 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.