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

Notice of Decision

Case # ZA-943
Permit # 05-2731

Variance Request: For a variance from the required minimum setback of 50 feet to 30 feet for an addition to the residence at 2441 Bollinger Mill Road, Finksburg, MD in Election District 05 by Elizabeth Bitzel.

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 was represented by attorney Andrew Stone. Mr. Stone stated that an addition to the home was desired to accommodate furniture that was inherited by Ms. Bitzel. The septic system and reserve area is located to the side of the house. The existing deck and pool will be demolished to make room for the addition. The siding on the addition will match that of the house. If the variance were not granted there would be a hardship in that Ms. Bitzel would have to continue to pay over $100.00 per month to store it. The configuration of the lot and location of the well and septic system create a uniqueness and make it impractical to place elsewhere.

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.