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

Notice of Decision

Case # ZA-947
Permit # 05-2540

Variance Request: For a variance from the required minimum setback of 40 feet to 24 feet for a detached garage at 7509 Patapsco Drive, Sykesville, MD in Election District 05 by Wanda L. Semies.
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 applicants stated that they wanted to locate the detached garage in an area which had been reserved for a future road into the Patapsco Valley Overlook subdivision. That proposed road is now defunct, as the Planning Director has indicated that the subdivision access road has since been moved a block away. They feel that the garage cannot be located elsewhere as thepotable water well is located to the right, front of the residence and the septic system is in the rear. Several neighbors appeared in opposition to the variance until it was explained that the garage would not be any closer to Patapsco Drive than the front façade of residence. There was confusion created because the variance was advertised correctly as stating it was a reduction in the front yard setback; however, a misunderstanding existed because this lot actually has two "front yards", one on Patapsco Drive and one on the un-named, now defunct, future road reservation. The variance will not create a departure from the typical front yard setback which the neighbors were rightfully concerned about.

18 October 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.