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

# Notice of Decision

Case # ZA-953
Permit # 05-3102

**Variance Request:** For a variance from the required minimum setback of 40 feet to 30 feet for the addition of a garage and carport to the residence at 4408 Raymond Avenue, Sykesville, MD in Election District 14 by Kenneth Ridgely.

**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.

It should be noted that there is no close family association between the applicant and the Zoning Administrator. The applicant explains that he resides on a flag lot and that the garage / carport is constrained by the location of the well and septic system. Additionally locating the additions where proposed would allow use of the existing paved driveway. This office received no communications in protest to the variance and no one attended the hearing to protest the variance.

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.