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

Notice of Decision

Case # ZA-957
Permit # 05-3109

Variance Request: For a variance from the required minimum setback of 40 feet to 25 feet for an addition to the residence at 1955 Running Brook Drive, Westminster, MD in Election District 02 by Rick Jones. Mr. Jones was represented at the hearing by attorney Clark Shaffer.

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 explained that he wished to build an addition to his home which would allow enclosing an existing in ground swimming pool. The location of the addition is driven by the lot topography and the location of the existing pool. Director of Planning Steve Horn provided a waiver of the Minimum Building Line for this project. The scale of the projectis compatible with other homes in the area. There were no protestants at the hearing nor were there any previous communications to oppose granting the variance.

8 November 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.