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

Notice of Decision

Case # ZA-968
Permit # 05-3634

Variance Request: For a variance from the required minimum setback of 20 feet to 13 feet for an attached garage at 2707 Chippewa Court, Finksburg, MD in Election District 04 by Steve and Becky Addicks.

Basis for Variance: § 223-66 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 be 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 explained that they need a garage on their residence as there is very little storage area there now. The garage will be 24 x 24 and located on the right side of the house where there is already an existing driveway and parking pad.
A neighbor, Mr. Donald Wiegman, expressed concern about stormwater runoff from the garage roof damaging his property. Mr. Addicks explained that he would place gutters and downspouts on the garage; that the downspouts would divert the water away from Mr. Wiegman's property. Locating the garage on this side of the house is necessitated by the area reserved by the well and septic systems. Approval of this variance does not excuse the applicant from other County requirements which restrict the discharge of stormwaters to another's property.

23 December 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.