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

Notice of Decision

Case # ZA-971
Permit # 05-3722

Variance Request: For a variance from the required minimum rear yard setback of 50 feet 10 feet and from the side yard setback of 12 feet to 10 feet for a two car garage at 5705 Strawbridge terrace, Eldersburg, MD in Election District 05 by Charlie and Karen Spivey.

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 propertyof 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 explained that there is a need for a two car garage as they have four children and currently there are three drivers in the family. Their property is unique in that it was originally constructed in 1928 and the lot has an irregular shape. The property was subdivided at some point in time, creating a unique circumstance wherein the side of their homeactually faces Strawbridge Terrace but is now considered their "front yard". The original garage was built to 1920's standards and will now fit only a very small car; there is no room for storage.There were no protestants to the variance present at the hearing, nor were there any protestant communications in the file.

9 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.