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

Notice of Decision

Case # ZA-981
Permit # 05-3729

Variance Request: For a variance from the required minimum setback of 100 feet to 78 feet 3 inches on the South Side and from 100 feet to 71 feet 9 inches on the North side for a freestanding sign at 4644 Ridge Road, Mt. Airy, MD in Election District 09 by Sonia Clesner.

Basis for Variance: § 223-138 F 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 applicant has had a professional office for a Dentistry at the Ridge Rd. location approved by the Board of Zoning Appeals. In that decision the BZA stated that the residential character of the building be maintained. The proposed sign will be 16 square feet and be placed parallel to the road. The sign is of an acceptable size given the BZA's concerns for the appearance of the property and the sign will be placed in a logical location. There were no protestants in attendance at the hearing.

19 January 2006

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.