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

1-10-06
*Corrected Decision

Notice of Decision

Case # ZA-985
Permit # 05-4272

Variance Request: For a variance from the required minimum setback of 20 feet to 10 feet for a garage at 838 Rampart Way, Union Bridge, MD in Election District 02 by Brian S. Green.

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 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 explained that he desired to locate the proposed garage to the left side of his residence because the topography to the opposite side falls off steeply and would require considerable fill and grading to locate it there. Further, he would have to extend his driveway across the front yard where the septic system lies. Locating it as proposed would use the existing driveway and not require additional paving. The garage is needed as his home is approximately 1,000 square ft. in size and additional space is needed for household goods and his vehicles. Similar garages are not uncommon in the Bark Hill neighborhood.
There were no protestants to the variance present at the hearing, nor were there any protestant communications in the file.

8 February 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.