Tax Map/Block/Parcel
No. 23 4 643

Building Permit/Zoning
Certificate BP00-1993

Case ZA-519

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Timothy O. Bach 2597 Ebbvale Road Manchester, Maryland 21102
REQUEST:	A variance to reduce the minimum required rear yard setback from 50 feet to 37 feet for an attached garage
LOCATION:	2597 Ebbvale Road Manchester, Maryland 21102
APPLICABLE REGULATIONS:	Article 6, Section 6.4, Article 15, Section 15.5; Zoning Ordinance 1E
HEARING HELD:	September 6, 2000

FINDINGS & CONCLUSIONS

Based on the testimony and evidence presented at the hearing, the variance is granted.

Facts which support the request for relief from the strict terms of the Ordinance, in this case, a reduction from the minimum rear yard setback from 50 feet to 37 feet for an attached garage, are as follows:

The current zoning on this property is Agricultural. The applicant is asking for a variance from the rear yard setback for an attached garage.

When the home was originally built, the builder situated the home in the corner of the property. This was done due to the topography and the need for the well and septic to be placed properly. This situation leaves very little area to add onto the property.

The granting of this variance will have no adverse effect on any adjoining property owners and failure to grant the variance would result in undue hardship to the property owner.

NOTE:

Appeals of decisions made pursuant to Section 15.5 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators decision in accordance with Section 17.4 of the Carroll County Zoning Ordinance 1E.

A decision of the Zoning Administrator made pursuant to Section 15.5 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

September 18, 2000

Karl V. Reichlin
Zoning Administrator's Designee

cc: Zoning Enforcement

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