Tax Map/Block/Parcel
No. 24 20 79

Building Permit/Zoning
Certificate BP-00-3618

Case ZA-541

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Rhinehart Enterprises 1511 Everlea Road Marriottsville, MD 21104-1418
REQUEST:	A variance to reduce the minimum required front yard setback from 70 feet to 28 feet to construct a maintenance garage
LOCATION:	3814 Maple Grove Road Manchester, Maryland 21102
APPLICABLE REGULATIONS:	Article 6, Section 6.7, Article 15 Section 15.5; Zoning Ordinance 1E
HEARING HELD:	February 7, 2001

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 of the minimum required side yard setback from 70 feet to 28 feet to construct a maintenance garage on property previously approved as a contractor's equipment storage yard, are as follows:

The applicant is proposing to build a prefab 40 x 65 steel enclosed building, which will be offset from the property by approximately 28 Ft. The variance would allow an attractive building in front of the property as a shield for the storage area, which would be more conducive to the neighborhood. Before the 1.516-acre property was acquired in July, there was a building on the same location, which had been torn down. The property is zoned "I-G" with a contractor's yard approval.

There were no neighbors present at the hearing opposing the applicant's request; therefore, the granting of this variance should have no adverse effect on any adjoining property owners, and failure to grant the requested relief will result in undue hardship to the Applicant.

This approval is valid for one year from the date of this decision.

NOTE:

Appeals of decision 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.

2-14-01
DATE

Karl V. Reichlin
KARL V. REICHLIN
ZONING ADMINISTRATOR'S DESIGNEE

cc: Zoning Enforcement