Tax Map/Block/Parcel
No. 24 20 79

Building Permit/Zoning
Certificate BP-00-2362

Case ZA-558

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Rhinehart Enterprises 1511 Everlea Road Marriottsville, Maryland 21104
REQUEST:	A variance to reduce the minimum lot area required from 3 acres to 1.5 acres, minimum side yard setback from 30 Ft. to 24 Ft.,any lot less than 3 acres from 400 Ft. to 250 Ft. and curtilage area in any surrounding lot of 3 acres or more from 400 Ft. to 130 Ft.
LOCATION:	3814 Maple Grove Road Manchester, Maryland 21102
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-16(B),(D), 223-75 and 223-181
HEARING HELD:	April 4, 2001

FINDINGS & CONCLUSIONS

Based on the testimony and evidence presented at the hearing, the variances are granted.

The Applicants have received Board of Zoning Appeals approval for a conditional use for a contractor's equipment storage yard. Variances are needed since the lot size is not large enough to meet the required setbacks without a variance being granted. This property was used as a contractor's equipment storage facility from the early nineties to approximately a year or two ago. The Applicants are proposing to build a building on the same location as the building that previously existed prior to the Applicants purchasing the property. Placement of the building on that location would serve as a barrier for any materials that would be stored outside the building, thus resulting in an esthetically pleasing atmosphere to the neighborhood. Currently, there are trees to the left, right and rear sides of the property, as well as a railroad to the right. The front of the property is open which would serve the Applicants' best needs for placement of a new building. The property has already been graded and stoned and storage space would be lost. The lot is limited due to size. No matter where a building would be placed, variances would be required. Clearly, all of the needed variances meet the tests for practically difficulty.

There were no neighbors present at the hearing opposing the applicant's request; therefore, the granting of these variances should have no adverse effects on any adjoining property owners.

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

NOTE:

Appeals of decision made pursuant to Chapter 223-183 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators decision in accordance with Chapter 223-188 of the Code of Public Local Laws & Ordinances.

A decision of the Zoning Administrator made pursuant to Chapter 223-183 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

4/12/01
DATE

ROBERT A. BAIR
ZONING ADMINISTRATOR

cc: Zoning Enforcement