

Case ZA-538

**Official Decision
Zoning Administrator
Carroll County, Maryland**

APPLICANT: Lawrence R. and Susan R. Burbank
1429 Pleasant Valley Road
Westminster, Maryland 21158

REQUEST: A variance to reduce the minimum
required rear yard setback from 50
feet to 34 feet to construct a two
car garage

LOCATION: 3200 Teapot Dome
Manchester, Maryland 21102

APPLICABLE REGULATIONS: Article 6, Section 6.7, Article 15
Section 15.5; Zoning Ordinance 1E

HEARING HELD: January 3, 2001

FINDINGS & CONCLUSIONS

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

The Applicants are requesting a variance to reduce the minimum required rear yard setback from 50 Feet to 34 Feet to construct a two-car garage on the northwest corner of their rancher/residence currently under construction. Due to the topography of the land, only one corner of the proposed garage is affected by the required variance.

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 Administrator's 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.

1/11/2001
DATE

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

cc: Zoning Enforcement