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Acting Zoning Administrator
Gayle Fritz

Official Decision
Case ZA-1008
Permit – 06-1001
Acting Zoning Administrator
Carroll County, Maryland

APPLICANT:	Winfield Bible Chapel
REQUEST:	A variance from the required minimum side yard setback of 50 feet to 42 feet and the front yard setback from 100 feet to 35 feet for a multi-purpose building
LOCATION:	5407 Woodbine Rd. Woodbine, Md. 21797
MAP/BLOCK/PARCEL:	67/14/28
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-75 and 181
HEARING HELD:	May 3, 2006

FINDINGS AND 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 of 50 feet to 42 feet and the front yard setback from 100 feet to 35 feet for the construction of a multi-purpose building are as follows:

At this time Winfield Bible Chapel is crowded and wishes to relocate their chapel to the proposed multi-purpose building. This addition to the existing chapel would also be used for many different functions. The existing chapel would then be used for additional classrooms. The existing parsonage will be razed and that space will be incorporated into the new building. The lot is irregularly shaped and to expand to the rear would cover the septic area and to the left side would encroach on an existing right of way. The front of the new building will follow the line of the front wall of the existing parsonage. The property to the right is also owned by the Church.

There was no one 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.

Note:

An appeal of a 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 Administrator's decision in accordance with Chapter 223-188 of the Code of Public Local Laws and 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.

May 4 2006
Date

Gayle Fritz
Acting Zoning Administrator