CARROLL COUNTY GOVERNMENT
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Acting Zoning Administrator
Gayle Fritz

Official Decision
Case ZA-1009
Permit – 06-1297
Acting Zoning Administrator
Carroll County, Maryland

APPLICANT: Oakland United Methodist Church

REQUEST: A variance from the required minimum front yard setback from 130 feet from the center line of Mineral Hill Rd. to 53 feet for a hall addition

LOCATION: 5971 Mineral Hill Rd.
Sykesville, Md. 21784

MAP/BLOCK/PARCEL: 74/4/585

APPLICABLE REGULATIONS: Code of Public Local Laws and Ordinances, Chapters 223-19, 223-82 and 223-181

HEARING HELD: June 7, 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 front setback of 130 feet from the center line of Mineral Hill Road to 53 feet for the construction of an addition to the existing hall are as follows:

This building was built around 1935. Since then the church has grown and the existing hall can no longer meet their needs. They have a large youth group that uses the building and they need extra seating for their functions. Over the years two minor additions have been added but they are anticipating even more growth. The building is bordered by the parking lot, the cemetery and the septic system. Just to make the building longer will not meet their needs, therefore the only other direction they can build is the front.

No neighbors were 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.

This approval is valid for one year from the date of a Zoning Certificate.

Note:

An appeal of a Decision made pursuant to Chapter 223-181.2 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 223-182 and 223-188 of the Code of Public Local Laws and Ordinances.

A decision of the Zoning Administrator made pursuant to Chapter 223-181 is final and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

June 8, 2006
Date

Gayle Fritz
Acting Zoning Administrator