CARROLL COUNTY GOVERNMENT
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Office of
Zoning Administration

**Official Decision**
**Case ZA-1079**
**Zoning Manager**
**Carroll County, Maryland**

| | |
|---|---|
| **APPLICANT:** | Larry Stambaugh/Terra Rubra Lions Foundation Inc. |
| **REQUEST:** | A variance from the required front setback of 70 feet from the centerline of Middleburg Road to 48 feet 3 inches and from 20 feet from the side property line to 10 feet 3 inches for additions to the existing building |
| **LOCATION:** | Middleburg Rd. |
| **MAP/BLOCK/PARCEL:** | 35/16/127 |
| **APPLICABLE REGULATIONS:** | Code of Public Local Laws and Ordinances, Chapters 223-75, 223-19 and 223-181 |
| **HEARING HELD:** | October 3, 2007 |

## 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 70 feet from the centerline of Middleburg Road to 48 feet 3 inches and from 20 feet from the side property line to 10 feet 3 inches for additions to the existing building are as follows:

The Terra Rubra Lions Club owns and operates this property. They would like to put an addition on the front of the existing building in an effort to increase the seating capacity for their events so they can eliminate the temporary tents they typically use. The addition on the back of the building would provide additional storage so they can eliminate the containers they now use. Additions in almost any other location of the building would encroach on the existing ball fields which are heavily used by the community. This building sits below the grade of the road and there is a guardrail installed along Middleburg Road.

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 this decision.

**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.**

October 4, 2007
**Date**

Gayle Fritz
**Gayle Fritz**
**Zoning Manager**