CARROLL COUNTY GOVERNMENT
225 N. Center Street
Westminster, Maryland 21157
410-386-2980
Toll-free 1-888-302-8978
Fax 410-386-2451
TT 410-848-3017

Office of
Zoning Administration

CORRECTED 6/11/08

Official Decision
Case ZA-1103
Zoning Administrator
Carroll County, Maryland

APPLICANT: St. John's Evangelical Lutheran Church

REQUEST: A variance from the required minimum front setback of 130 feet from the center line of the road to 87 feet for additions

LOCATION: 827 Leisters Church Rd.
Westminster, Md.

MAP/BLOCK/PARCEL: 40/7/122 & 150

APPLICABLE REGULATIONS: Code of Public Local Laws and Ordinances, Chapters 223-19, 223-70, 223-75 and 223-181

HEARING HELD: June 4, 2008

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 variance from the required minimum front yard setback of 130 feet from the center line of the road to 87 feet for additions are as follows:

St. John's Evangelical Lutheran Church would like to add additions to both the north and south sides of the existing church, which was built prior to the enactment of Zoning, because of their need to expand the sanctuary and the fellowship area. Although neither addition extends as close to the road as the existing church they still do not meet the setback. Additions to any other portion of the building would not be compatible with the existing layout of the church to get the additional space where it is needed. **A condition of the approval for these variances is that the lot lines on the north and south sides of the church must be removed and the properties consolidated.**

No neighbors were present at the hearing opposing the variance; 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.

June 6, 2008 / June 11, 2008
Date

Gayle Fritz
Zoning Administrator