CARROLL COUNTY GOVERNMENT
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Office of Zoning Administration

Official Decision
Case ZA-1193
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Holly Grothe
REQUEST:	A reduction from the 100 foot setback to 45 feet
LOCATION:	St. Johns Evangelical Lutheran Church 827 Leisters Church Road, Hampstead, MD
MAP/BLOCK/PARCEL:	40/07/94,122,150
APPLICABLE REGULATIONS:	Chapters 223-75 and 223-181
HEARING HELD:	March 3, 2010

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 existing 100 foot setback to a 45 foot setback are as follows:

The church, which was built in 1898, predates zoning in Carroll County and already exceeds the minimum required setbacks. The proposed addition to the foyer of the church will add approximately 10 feet to the foyer. The applicant is giving the county a 30 foot road dedication which also effects this setback distance.

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.

March 5 2010
Date

Jay Voight
Zoning Administrator