CARROLL COUNTY GOVERNMENT
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Jay C. Voight
Zoning Administrator
Office of Zoning Administration

Official Decision
Case ZA-1230
Zoning Administration
Carroll County, Maryland

APPLICANT:	**West Falls Christian Community Church**
REQUEST:	**Reduction of a Rear Yard Setback from 50 feet to 15 feet 5 inches for an Addition**
LOCATION:	**5330 Buffalo Road** **Mount Airy, Maryland 21771**
MAP/BLOCK/PARCEL:	**65/18/40**
APPLICABLE REGULATIONS:	**Chapters 223.75 and 223.181**
HEARING HELD:	**September 1, 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 for a reduction of a rear yard setback from 50 feet to 15 feet 5 inches for an addition are as follows:

The addition is located on an existing concrete pad to the rear of the church. There is adequate screening between the church and Mr. Biss's property. Mr. Biss objected to the addition because of the effect it might have on his well and septic. The addition is being located on an existing pad and is not creating an increase in the amount of storm water runoff which will run away from his property. Mr. Biss was also concerned about plant life on his property. Being as there is no change to the amount of imperious surface, the addition will not affect plant life.

The applicant does need to apply for a building permit and comply with all building codes and other ordinances that apply. The applicant has fifteen (15) days to apply for a building permit. If no permit is applied for within the fifteen (15) days, this approval becomes null and void. Mr. Biss was the only neighbor present at the hearing in opposition of the variance and his concerns were taken into consideration in granting this variance. Being as no other neighbors were present at the hearing opposing the variance, 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.

Sept 8 2010
Date

Jay C Voight
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Zoning Administrator