Jay C. Voight, Zoning Administrator

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Office of Zoning Administration

Department of
Land Use, Planning, & Development
Carroll County Government
225 North Center Street
Westminster, Maryland 21157

Official Decision
Case ZA-1279
Zoning Administration
Carroll County, Maryland

APPLICANT:	Greater Baltimore Temple, Inc.
REQUEST:	Reduction of side yard setbacks of 50 feet to 29 feet and 50 feet to 25 feet for an addition
LOCATION:	2935 Bloom Road Finksburg, MD 21048
MAP/BLOCK/PARCEL:	59/16/177 & 149
APPLICABLE REGULATIONS:	Chapters 223-66
HEARING HELD:	April 6, 2011

FINDINGS AND CONCLUSIONS

Based on the testimony and evidence presented at the hearing the variances are granted.

Facts which support the request for relief from the strict terms of the Ordinance, in this case, variances to side yard setbacks of 50 feet to 29 feet and 50 feet to 25 feet for an addition are as follows:

The property consists of a two story brick and vinyl house that is sitting on approximately 19,500 square feet with an existing detached garage. The current owners would like to add a 38' X 60' addition to the rear of the house for use as classrooms by the adjoining Greater Baltimore Temple on Sundays during the day. The owner proposed that the lot in question is proposed to be consolidated with the Temple's property by eliminating the rear N52°09'53"E 99.65' property line. There will be no parking provided at the proposed addition except for one (1) handicap parking space provided in front of the existing garage. All other parking will be located at the existing parking lot located at the Greater Baltimore Temple, and access to the site will be by a sidewalk installed between the Temple and the proposed addition. The main access to the proposed classroom space will be limited to the rear of the addition, except for handicap access which may be through the front door.

In approving the variance request the following conditions shall be complied with:

1. As few as possible of the mature trees on the property shall be disturbed. All effort is to be made to secure the trees on the property.
2. A six (6) foot opaque fence shall be installed along both side property lines from the area of the existing house to the rear property corner, along with additional plant screening between the fence and the existing house corners.
3. There shall be no exterior lighting on the addition except that which is required by the building code when the facility is occupied.
4. The existing house may be renovated, but no changes to the outward appearance may be made that changes the look of the house to anything other than a residence.
5. During the construction process, all access to the property shall be made through the Greater Baltimore Temple property and through the rear of the property. At no time shall any access to the property be made through the front of the property off of Bloom Road. All construction material storage, and parking of construction equipment and vehicles, shall be located on the Greater Baltimore Temple property.
6. With the permission of the Carroll County Health Department, the proposed additions septic and well shall be tied into the existing systems at the Greater Baltimore Temple property.

The neighbors concerns that were raised during the hearing included, but are not limited to, well protection, site access, traffic, noise and screening which is addressed by the above conditions.

In addition to all the above, the use of the proposed addition shall have a night time restriction on use limited to 9:00 p.m. At no time shall Bloom Road be used for access except for handicap access. Based on the above mentioned conditions, granting the variances should have minimal impact on the community.

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 223-181 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.

April 20 2011
Date

Jay C Voight
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Zoning Administrator