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-1362
Zoning Administration
Carroll County, Maryland

APPLICANT:	St. John's Evangelical Church
REQUEST:	Reduction of a100 foot front yard setback to 30 feet for an addition.
LOCATION:	827 Leisters Church Road Westminster, MD 21157
MAP/BLOCK/PARCEL:	40/7/150
APPLICABLE REGULATIONS:	Chapters 223-75 and 223-181
HEARING HELD:	May 2, 2012

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 a front yard setback of 100 feet to 30 feet for an addition, are as follows:

St. John's proposes to build an addition onto the narthex at the front of the church. The existing church was built prior to 1965; therefore, it predates the Zoning ordinance, and does not meet the required setbacks of 100 feet for a church.

The congregation would like to build an addition onto the front of the church to provide a protected entrance into the church, and provide a handicap accessible restroom for their older members. The required setback is 100 feet plus an additional 30 feet from the center line of the existing road as specified in §223-19(A). The proposed addition will be approximately 60-70 feet from the center line of Leister's Church Road; therefore, this request for a reduction of the 100 foot setback to 30 feet will allow for the building of the addition.

The proposed addition is being located in a grassy area in front of the church, and will not reduce the number of parking spaces that currently exist. The proposed addition to the church will not affect the site distance along Leister's Church Road for anyone pulling into or leaving the church property.

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 223-181 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.

May 7 2012
Date

Jay C Voight
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