To NEIL HOFFMAN		From ZONING ADMIN.	
Co./Dept. HOFFMAN, COMFORT		Co. CC GOV'T	
Phone # 410 848-4444		Phone # 410 386-2980	
Fax # 410 876-9263		Fax # 410 386-2451	

Tax Map/Block/Parc
No. 32-2-77

Case ZA-182

Building Permit/Zoning
Certificate 95-1199

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Kirkridge Presbyterian Church
2236 Old Fort Schoolhouse Rd.
Hampstead, MD 21074

c/o John McCarthy
3305 Tracy Mill Rd.
Manchester, MD 21102

REQUEST: A variance reducing the minimum side yard requirement from 50 feet to about 30 feet for enlargement of an existing church and sunday school classrooms.

LOCATION: 2236 Old Fort Schoolhouse Road, in E.D. 6

APPLICABLE REGULATIONS: Art. 6, Sect. 6.7; Art.15, Sec. 15.5

HEARING HELD: June 7, 1995

FINDINGS AND CONCLUSION

Based on the testimony and evidence presented at the hearing, the variance is granted, as modified, to not less than 35 feet.

Facts which support the request for relief from the strict terms of the ordinance, in this case a 50 foot side yard requirement for enlargement of an existing church and Sunday school classrooms, are as follows:

The site design selected by the church was dictated by:

a) The location of existing parking facilities and traffic flow on the site,

b) The topography and natural features on the site. (The land rises significantly toward MD Rt. 27 and is covered with a mature forest),

c) Compatibility with the floor plan and architectural design of the existing structure, and

d) The location of the well to the north, and the septic system to the east.

Based on these constraints, development on the site without the requested variance would result in practical difficulty and unnecessary hardship.

Approval of this variance is subject to the following conditions:

1) Approval of the site plan pursuant to Section 4.26 of the Zoning Ordinance.

2) Construction details and materials as presented during the hearing: (The new structure will be brick to match the existing church, and the wall facing the residence at 2228 Old Fort Schoolhouse Rd. will be windowless except for the stained glass window shown on the plans.)

3) Any future expansion of parking facilities will be constructed in a northeasterly direction from the existing parking lots.

DATE: June 20, 1995

Solveig L. Smith

Solveig L. Smith, Zoning Administrator

cc: Zoning Enforcement

Code: Case 182.DEC