Tax Map/Block/Parcel
No. 37-19-395

Building Permit/Zoning
Certificate 97-1091

Case ZA-333

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Uniontown Bible Church
321 Clear Ridge Road
Union Bridge, MD 21791

REQUEST: A variance reducing the minimum side yard requirement from 50 feet to about 13 feet for an addition to the church.

LOCATION: 321 Clear Ridge Road, in E.D. 2.

APPLICABLE REGULATIONS: Article 6, Section 6.7, Article 15, Section 15.5; Zoning Ordinance 1E.

HEARING HELD: June 5, 1997

FINDINGS AND CONCLUSION

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 reducing the minimum side yard requirement for an addition are as follows:

a. The front of the property is restricted due to topography. The right side is restrictive due to topography and the structure is currently out of the minimum building line. The rear of the property is improved by a large macadam parking lot.

b. A larger left side yard and construction compatibility make the proposed location the most practical site.

c. The adjoining property's dwelling is approximately one hundred sixty feet from the church property line and the area between is buffered with trees.

d. It is directed that the property line be landscaped only the length of the addition to further buffer the dwelling on the adjoining property.

6/9/97 George L. Beisser / jad
George L. Beisser, Acting Zoning Administrator

cc: Zoning Enforcement
Code: Case 333.D97