Tax Map/Block/Parcel
No. 49 19 1426

Building Permit/Zoning
Certificate

Case ZA 494

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Church of the Open Door, Inc. 550 Baltimore Boulevard Westminster, MD 21157
REQUEST:	A variance reducing the minimum required side yard from 100 feet to 15 feet and 21 feet for an addition to the school
LOCATION:	550 Baltimore Boulevard Westminster, MD 21157 E. D. 7
APPLICABLE REGULATIONS:	Article 11, Section 11.1(c), Article 7, Section 7.5; Article 15, Section 15.5; Zoning Ordinance 1E.
HEARING HELD:	February 2, 2000

FINDINGS & 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 from the side yard setback from 100 feet to 15 feet for an addition and 100 feet to 21 feet for a great room, are as follows:

The property in question for which the variance is requested is in the BG zoning district designation in which churches and schools are a permitted use.

Construction of the two story addition will add approximately six to eight additional classrooms and a great room which will be tied into the existing high school building. The Engineering study determined that this was the most practical placement of the addition. Also, the expansion in this manner will allow the school to operate while construction is proceeding without disruption of the school year.

This multipurpose building, housing both high school and church service facilities, is therefore an asset to this community. Approval of this variance will have no adverse effect on any adjoining properties.

NOTE:

Appeals of decisions made pursuant to Section 15.5 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators decision in accordance with Section 17.4 of the Carroll County Zoning Ordinance 1E.

A decision of the Zoning Administrator made pursuant to Section 15.5 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

February 7, 2000

Date

Karl V. Reichlin

Karl V. Reichlin
Zoning Administrator's Designee

cc: Zoning Enforcement

Code: D:\Feb00\Official Decision Feb 2 2000 ZA494 Church of the Open Door.wpd