Tax Map/Block/Parcel
No. 47 23 110

Building Permit/Zoning
Certificate BP-01-0004

Case ZA-542

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT: Full Gospel Pentecostal Church
1216 Severn Station Road
Severn, Maryland 21144

REQUEST: A variance to reduce the minimum required front yard setback from 80 feet to 40 feet from the center of the road to park trailers used for a summer church camp

LOCATION: 3166 Patapsco Road
Finksburg, Maryland 21048

APPLICABLE REGULATIONS: Article 5, Section 5.5, Article 15 Section 15.5; Zoning Ordinance 1E

HEARING HELD: February 7, 2001

FINDINGS & CONCLUSIONS

Based on the testimony and evidence presented at the hearing, the variance is granted.

The Full Gospel Pentecostal Church has filed an application for a variance to reduce the required minimum front yard setback from 50 feet to 40 feet.

Rev. Robert C. Hill, Pastor of the Full Gospel Pentecostal Church testified regarding his involvement with the camp located at the Patapsco Road property. Rev. Hill has been involved with the camp operation for 24 years and has been the lead organizer of the camp since 1990. The Church has owned the property since 1966. The property is primarily used as a campground in the summer for approximately 60 youth from Baltimore City, surrounding counties and West Virginia. The variance is being requested for trailers to be placed on the property during the summer months to house the camp's staff. The maximum length of any trailer being parked on the property would be 28 Ft. Eleven water hook ups were installed with approvals by the County, for the trailers. In 1987, a variance was approved to build a pavilion on the property. A measurement was taken from the closest point on the front end of pavilion facing Patapsco Road out to the middle of the road, which was 39 Ft. The applicant testified that denial of the variance would create a substantial difficult hardship to the camp due to the fact that there would be fewer workers resulting in fewer children being able to participate in the youth camp. Also, since there is a hill on the property, the trailers would have to be parked parallel instead of perpendicular with Patapsco Road. Parallel parking would only permit two or three trailers and a safety issue potential would be created during rainy weather, since most of the weight of the trailers would be toward the edge of the hillside. The setback variance is required to allow parking of

trailers perpendicular and to use the water hook ups that are available on the property. The trailers would be on the property for a maximum of three weeks during the year.

In this case, 30 Ft. needs to be added to the required setback when measuring from the center of the road; therefore, the setback requirement is 80 feet.

Several contiguous proper owners provided testimony opposing the granting of this variance due to many environmental issues with emphasis being placed on the dumping of dirt and debris on the hillside that would contaminate their wells.

In this case, the grant of a variance is appropriate due to the steep rolling topography of the site. In short, there is probably nowhere on the site to place the trailers that would not require a variance. However, the following conditions are imposed on this grant of a variance to protect the health, safety and welfare of the community. Prior to the placement of the trailers on the property:

(1) All junk, debris, scrap appliances, oil cans and the like shall be removed from the campground.

(2) All necessary permits shall be acquired from Carroll County and any Code violations shall be abated.

In addition, the trailers may be placed on the premises for a maximum of three (3) weeks each summer.

This approval is valid for one year from the date of this decision.

NOTE:

Appeals of decision 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.

2-23-01
DATE

Karl V. Reichlin
KARL V. REICHLIN
ZONING ADMINISTRATOR'S DESIGNEE

cc: Zoning Enforcement