Tax Map/Block/Parcel
No. 37 6 291

Building Permit/Zoning
Certificate BP-02-0279

Case ZA-628

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Frizzellburg Bible Church 1905 Frizzellburg Road Westminster, Maryland 21158
REQUEST:	A variance from the required minimum setback of 100 Ft. from the front property line to 25 Ft. from the center line of Frizzellburg Road for the enlargement of the vestibule to the existing church
LOCATION:	1905 Frizzellburg Road Westminster, MD 21158
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-75 and 223-181
HEARING HELD:	March 5, 2002

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 minimum required setback of 100 feet from the front property line to 25 Ft. from the center line of Frizzellburg Road for the enlargement of the vestibule to the existing church, are as follows:

The church is proposing a larger new vestibule area for people as they assemble to attend church, which would be used as shelter during inclement weather. The current vestibule is very small and the sanctuary area is used for Sunday school. The church was built in 1842 and no additional space was proposed for future growth. Most of the houses along the road are built within two or three feet of the road. The church is 25 Ft. from the center at the nearest corner of the church and they would be approximately 16 Ft. off the edge of the paved area of the road. There should be no undue hardship to traffic. The church is proposing to add 12 Ft. onto the front and follow the existing roof line to make it look at though it was part of the original building. Plans are underway to replace the entire roof at the same time. The church is proposing to change the entrances to the side of the building. There will be a sidewalk installed around the building and will have handicapped accessibility.

The enlargement of the vestibule on any other part of the church building would create unreasonable and practical difficulty, since to the back of the church there is a room with 8 Ft. ceilings and a double brick

wall that if removed, would make the church structurally unstable. The seating in the church would also have to be rearranged. There is also an underground water cistern, owned by the Frizzellburg Improvement Association, that has 30,000 gallons of water stored for anyone in Frizzellburg.

No neighbors were present at the hearing opposing the Applicant's request; 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 a Zoning Certificate.

NOTE:

Appeals of decision made pursuant to Chapter 223-183 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators decision in accordance with Chapter 223-188 of the Code of Public Local Laws & Ordinances.

A decision of the Zoning Administrator made pursuant to Chapter 223-183 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

MARCH 11, 2002
DATE

Ralph E. Green
RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement