Tax Map/Block/Parcel
No. 53 13 363

Building Permit/Zoning
Certificate BP-02-3512

Case ZA-688

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Sandymount United Methodist Church 2101 Old Westminster Pike Finksburg, Maryland 21048
REQUEST:	A variance from the required minimum setback of 50 Ft. to 20 Ft. for the construction of a single story addition to the existing structure.
LOCATION:	2101 Old Westminster Pike Finksburg, MD 21048
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-89 and 223-181
HEARING HELD:	October 1, 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 of the minimum required setback of 50 feet to 20 feet for the construction of a single story addition to the existing structure, are as follows:

David Bowersox, Esquire appeared on behalf of the Applicant. The planned construction will provide four large rooms for public meetings as well as eight individual Sunday school rooms, depending on class size. The new addition will not be as close to the property line as is the existing building. The proposed addition will fit into the courtyard area and extend out past the buildings into the parking area. Some of the parking spaces will be eliminated due to this addition; however, there is sufficient space available on the property for additional parking if the need presents itself in the future. The parking is based on the amount of seats in the sanctuary. Currently there are 280 seats, which requires 70 parking spaces. After the completion of the addition, there will be 75 parking spaces. The church's Sunday school population is growing and there is a need to provide facilities for the youth, as well as serving the community. The Finksburg Planning Council, the Boy Scouts and Brownies and other public organizations utilize the facilities at the church. There have been some renovations in the social hall; but the addition of the building will allow additional space for public use during the week and the use of the Sunday school for the children on Sundays. The church is currently using the existing Sunday school building, which is small and overcrowded due to the growth in the area. The fence is the property line,

which is the split between the cemetery areas. The cemetery is owned by a separate corporate entity. The practical difficulty is created by the way the property was sectioned off and turned into the cemetery corporation. The proposed location is the only area for construction due to the placement of some gravesites. The cemetery corporation has two points of access, since there is an easement through all of the church property to get to the cemetery property and an access on Shreavely Lane. There is an agreement in progress with the cemetery corporation to make certain that they will have access over all paved surfaces in light of this proposed construction. The last easement that was found in the title was 1946 covering the existing driveways. The original church property consisted of six pieces and last year it was consolidated into one parcel. Some of the distinction between the cemetery corporation and their lands and the church property itself predates the adoption of the Zoning Ordinance. The original church was built in the 1800's and there is an historical structure to the rear of the property with limited uses.

Based on the fact that there is sufficient room on the property for any additional parking, if necessary; the fact that the new addition is further from the property line than the existing building; no neighbors were present at the hearing opposing the Applicant's request and, the granting of this variance should have no adverse effect on any adjoining property owners, the variance is hereby granted.

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.

October 10, 2002
DATE

Gayle Fritz
GAYLE FRITZ
ACTING ZONING ADMINISTRATOR'S DESIGNEE

cc: Zoning Enforcement