Tax Map/Block/Parcel
No. 65 18 40

Building Permit/Zoning
Certificate BP-02-4315

Case ZA-712

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	West Falls Christian Community Church 5330 Buffalo Road Mt. Airy, Maryland 21771
REQUEST:	A variance from the required minimum setback of 50 Ft. to 15 Ft. for the construction of an addition for storage to the existing church.
LOCATION:	5330 Buffalo Road Mt. Airy, MD 21771
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-75 and 223-181
HEARING HELD:	December 3, 2002

FINDINGS & CONCLUSIONS

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

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 15 feet for the construction of an addition for storage to the existing church, are as follows:

The church wishes to erect an addition across the back of the church, which would attach to an existing rear addition. Mr. Randall Biss was in attendance opposing the Applicant's request. He cited the preservation of an existing tree on his property and the future of his septic system as part of the reason for his opposition. Mr. Biss also claimed the rear addition was constructed without a building permit. After further research, there was no building permit or variance granted for the addition, therefore the request for this variance cannot be acted upon until the existing violation is abated. The Applicant needs to file the necessary request for the illegal addition and should include this latest request to the Board of Zoning Appeals.

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.

December 10, 2002
DATE

GAYLE FRITZ
ACTING ZONING ADMINISTRATOR'S DESIGNEE

cc: Zoning Enforcement