Tax Map/Block/Parcel
No. 52 7 693

Building Permit/Zoning
Certificate BP-02-4644

Case ZA-726

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Community Media Center C/o Marian Ware 300 South Center Street Westminster, Maryland 21157
REQUEST:	A variance from the required minimum side yard setback of 50 Ft. to 41 Ft. for the construction of a new media center.
LOCATION:	1301 Washington Road Westminster, MD 21157
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-37, and 223-181
HEARING HELD:	February 4, 2003

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 side yard setback of 50 feet to 41 feet for the construction of a new media center, are as follows:

This is a piece of property the County Commissioners searched for the construction of the cable T.V. studio for the community media center as a joint cooperation with all of the towns, Board of Education and Vo Tech Center. This property was part of the original Vo Tech and was negotiated with the School Board. The School Board declared this property as surplus and deeded 3.45 acres to the County Commissioners for this purpose. There was an agreement regarding the requirements for parking, in which the existing Vo Tech parking lot would serve as the parking for the media center. There is an agreement with the Board of Education to use their ingress and egress for access to the media center. There is a 50 Ft. requirement around the entire center, since the property is zoned Conservation. The approximate 8,000 Sq. Ft. one-story building will be constructed close to the existing parking lot. The building will be split faced, concrete block with a stucco fascia. The roof will be flat with a higher roof over the studio section. There is a proposed addition to the rear of the property that will be at a later date. The County will retain ownership of the land, which will be leased by the community center. This center is called a "PEG", (public, education, and government combined) center. The Career and Technology will be using the center directly. Approximately 43 students are enrolled into the communications program

to learn production in the fall. Even though there are 38 acres, however a lot of the land is lost due to easements and the dogleg that goes in the back. The fence that is around the storm water management facility will eventually come down when the storm water management pond that is going to serve for Gateway.

It was discovered that the Applicant only needs to request a 30 Ft. to 10 Ft. variance from the property line to the face of the building, since the lobby/vestibule area is a glass enclosed overhang/canopy that did not need to be calculated into the request.

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.

2/14/03
DATE

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

cc: Zoning Enforcement