CARROLL COUNTY GOVERNMENT
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Office of Zoning Administration
Neil M. Ridgely
Zoning Administrator

Notice of Decision

Case # ZA-871
Permit # 04-3194

Variance Request: For a variance from the minimum front yard setback from 100 feet to approximately 25 feet for and addition and elevator tower to the existing church building at 4150 Sykesville Road in Election District 04 by Faith Family Church, Inc., represented by Clark Shaffer Esq.

Basis for Variance: § 223-75 and § 223-181 of the Carroll County Code of Public Local Laws and Ordinances.

Decision: Approved.

Basis for Decision:
It is the opinion of the Zoning Administrator that approval of the variance request will not:

- Adversely affect the public health, safety, security, morals, or general welfare.
- Result in dangerous traffic conditions or jeopardize the lives or property of people living in the neighborhood.

In making this determination, the Zoning Administrator cannot answer in the affirmative to the criteria provided in Section 223-191 of the Carroll County Code that:

- There would be a detrimental effect on the people working or residing in the area
- There would a negative impact on the orderly growth of the community
- There would be a detrimental effect on the peaceful enjoyment of people in their homes.
- That the use would have a negative effect on the conservation of property values.
- That there would be any effect from odors, dust, gas, smoke, fumes, vibrations, glare, and noise upon surrounding property values.

The applicants were persuasive in their testimony that a practical hardship would exist if the addition to the church were not permitted. The church currently uses the existing building as a school and wishes to convert its use for worship services. The addition is largelyrequired to accommodate an elevator for handicap access to the second story of the building. The proposed location on the front of the building has been determined to be the least disruptive as its location there will not eliminate any of the required parking nor interfere with the cemetery on the rear side of the structure. The building itself is non-conforming, sitting approximately 40 feet from the edge of the Sykesville Rd (MD 32). A field review of the site verified that it would pose a practical hardship to locate the addition elsewhere on the property. Uniqueness is established by the non-conforming location of the existing building and use of the site as both a place of worship and cemetery grounds. There were no Protestants to the variance.

13 October 2004

Neil M. Ridgely
Zoning Administrator

Per Section 223-182 or the Carroll County Code of Public Local Laws and Ordinances, appeals of this decision must be made within 30 days of the date of the decision to the Board of Zoning Appeals pursuant to Section 223-188 of the Carroll County Code. Unless timely appealed, parties may not thereafter contest the Zoning Administrator's decision.