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

Notice of Decision

Case # ZA-922
Permit # 05-1804

Variance Request: For a variance from the minimum setback from 100 feet to 86 feet for an addition to the residence at 324 Crest Lane, Westminster, MD in Election District 07 by The Chesapeake Conference of the Seventh Day Adventists

Basis for Variance: § 223-82 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 represented by Mr. Randy Petkus with BPR Engineers & Surveyors and Mr. Bob Shaffer from the church board. The applicants testified that they started to build a school addition in 1997 but Crest Lane had to be widened and it delayed their project. The project would not perc for septic use so they had to receive a water and sewer amendment to receive public water & sewer from the City of Westminster. The addition will contain a gymnasium and two classrooms. It will be attached to the existing building. The Reisterstown 7th Day Adventists congregation will also use this 7,500 square foot facility. Locating this portion of the school elsewhere would cause a practical hardship for the students. There were no protestants to this variance present at the hearing.

22 July 2005

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.