

Tax Map/Block/Parcel  
No. 45-16-542

Building Permit/Zoning  
Certificate No. 91-2885

Case 3635

**OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND**

**APPLICANT:** The International Church of the Four Square  
Gospel, Inc. of Westminster  
P.O. Box 1747  
Westminster, Maryland 21157

**ATTORNEY:** Daniel Murphy, Esquire  
237 East Main Street  
Westminster, Maryland 21157

**REQUEST:** A request for modification of the decision in  
Case 3019, to approve a revised site plan and to  
increase the capacity of the church building  
from its original authorization of 240 people,  
and variances to the minimum required side yards  
of 100 feet to about 55 feet for a future parish  
house and future parsonage house

**LOCATION:** 907 Old New Windsor Road (Md. Rt. 852) in  
Election District 7; Avondale Ridge subdivision,  
lot 3 recorded in Carroll County Plat Records in  
book 19, page 47.

**BASES:** Article 17, Section 17.2(b); Article 5, Section  
5.2(d) and 5.5; Article 15, Section 15.5;  
Ordinance 1E. (The Carroll County Zoning  
Ordinance)

**HEARING HELD:** November 26, 1991

**FINDINGS AND CONCLUSION**

The application, testimony and evidence comprising the record of this case are hereby included by reference in this decision. Based on the record, the Board hereby authorizes the request for modification of the decision in Case 3019 approving the revised site plan and increasing the capacity of the church building from its original authorization of 240 people. This action reinstates the original authorization of the conditional use in Case 3019, excluding the conditions of authorization imposed by the Board in that case. The Board also authorizes the variance to the minimum required side yard of 100 feet to 55 feet for a proposed future parish house, more appropriately identified as an open pavilion. The variance to the minimum required side yard for the proposed parsonage, or residence of the pastor, is unnecessary for the reason that the proposed dwelling will comply

with the minimum yard requirements for single-family dwellings within the district.

The pertinent findings determining the Board's decision include the facts that a conditional use for the establishment of the church and a seasonal activities building was conditionally authorized in Case 3019 following a public hearing held October 25, 1988. Thereafter, it was determined that the preliminary site development plan submitted in Case 3019 was not a reasonable plan for the development of the property. The new plan, identified as Applicant's Exhibit 1 in this case, is based upon topographic studies of the property, and minimizes the expense of grading and disturbing soil in conjunction with establishing the improvements on the property.

As depicted by Applicant's Exhibit 3, the driveway connection to Old New Windsor Road (Md. Rt. 852-M) has been relocated in accordance with the requirements of the Division of Entrance Permits of the State Highway Administration.

In considering the conditions imposed in authorizing the request in Case 3019, which has since expired, the Board finds no need to reestablish or impose conditions with this authorization.

However, the Board directs attention to the fact that the location of the proposed sign depicted on the Stormwater Management and Site/Grading Plan does not comply with the minimum requirements of Article 14, Division II, Section 14.23(f) of the zoning ordinance. The sign can be relocated south of the driveway entrance, at least 100 feet from each side property line in order to comply with the minimum requirements, and still properly identify the driveway entrance to the property.

Attention is also directed to the fact that issuance of the zoning certificate is subject to compliance with the requirements of the Carroll County Landscape Manual.

As proposed, and in compliance with the regulations governing the proposed improvements, the Board finds that authorization of the request will not unduly affect the adjoining properties or public interests.

Dec. 5, 1991  
Date

John Totura  
John Totura, Chairman