

Case 3262

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND

APPLICANTS: Joseph R. Monken and Bonnie Monken  
1405 Old Manchester Road  
Westminster, Maryland 21157

REQUEST: A variance reducing one minimum required side yard of 12 feet to about 2 feet for a proposed addition to the existing dwelling, which does not conform to the minimum yard requirements of the "R-20,000" Residence District

LOCATION: 1405 Old Manchester Road (Md. Rt. 852) in Election District 7

BASES: Article 7, Section 7.5; Article 15, Section 15.5; Ordinance 1E

HEARING HELD: October 24, 1989

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 variance as requested. The pertinent findings justifying the authorization include the facts that the existing dwelling was constructed prior to the adoption of Ordinance 1E in 1965, and does not comply with the dimensional requirements of the zoning district. Presently, the dwelling is approximately 3 feet from the north easterly property line, and reduction of the minimum required side yard to two feet does not represent a substantial change of the existing side yard. In addition to being beneficial to the existing dwelling, there is no indication that the proposed addition will unduly affect the adjoining properties or public interest.

Oct. 30, 1989  
Date

John Totura  
John Totura, Chairman