

Tax Map/Block/Parcel  
No. 62-14-456

Building Permit/Zoning  
Certificate No. 91-0286

Case 3530

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND

**APPLICANT:** Ronald L. Welker  
4210 Salem Bottom Road  
Westminster, Maryland 21157

**REQUEST:** A variance reducing the minimum building line of  
40 feet to about 27 feet for a proposed garage  
to be attached to the existing dwelling

**LOCATION:** 4210 Salem Bottom Road in Election District 9

**BASES:** Article 6, Section 6.7; Article 15, Section  
15.5; Ordinance 1E. (The Carroll County Zoning  
Ordinance)

**HEARING HELD:** April 25, 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. The pertinent findings determining the Board's authorization include the facts that the location and orientation of the existing dwelling was established relative to adjoining residences, the topography, and the area reserved for the on-site sewerage disposal system and replacement systems. The proposed garage is now architecturally compatible with the existing dwelling only as proposed, and there is no indication that establishment of the garage will unduly affect the residents of adjoining properties, the values of those properties, or the public interests.

May 3, 1991  
Date

John Totura  
John Totura, Chairman

JDN/bdc/C3530DEC  
May 1, 1991