

Tax Map/Block/Parcel  
No. 35-17-17

Building Permit/Zoning  
Certificate No. 92-2638

Case 3790

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND

**APPLICANT:** James E. Rowe  
4545 Bark Hill Road  
Union Bridge, Maryland 21791

**REQUEST:** A conditional use for a domiciliary care home,  
and variances reducing the minimum requirements  
for the driveway and aisle

**LOCATION:** 5800 Middleburg Road in Election District 10

**BASIS:** Article 6, Section 6.3(z); Ordinance 1E (The  
Carroll County Zoning Ordinance)

**HEARING HELD:** September 23, 1992

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 approved the conditional use and variances as requested. The pertinent findings determining the decision included the following facts:

The Manor House was constructed in 1895 and was used as a twenty-three-bed nursing home until a time in 1975 when it was returned to residential use. Initially, plans are to provide facilities for eight patients, and to increase the capacity to fifteen patients. The residential appearance of the property will be emphasized. In keeping with that goal, the variance reducing the minimum required width of the driveway from 20 feet to the existing width is reasonable and appropriate, allowing trees and shrubs lining the driveway to be maintained. The use will not generate significant vehicular traffic or cause traffic safety problems, and the aisle or maneuvering area for vehicles will be satisfactory as proposed. As the domiciliary care home will not adversely affect the residents of adjacent properties, the values of those properties, or the public interests, the conditional use and variances are in accord with the provisions of the zoning ordinance.

September 29, 1992  
Date

William Law  
William Law, Chairman

JDN/bmh/c3790dec  
September 24, 1992