

Case 3162

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Daniel E. Ceary and Barbara A. Ceary
3815 Middleburg Road
Union Bridge, Maryland 21791

ATTORNEY: James Willard Davis, Esq.
237 East Main Street
Westminster, Maryland 31157

REQUEST: A variance reducing the minimum required rear yard
for a proposed dwelling.

LOCATION: 2817 Murkle Road in Election District 3

BASES: Article 6, Section 6.7; Article 15, Section 15.5;
Ordinance 1E

HEARING HELD: June 2, 1989

FINDINGS AND CONCLUSION

Based on the application, testimony and evidence comprising the record of this case, the Board hereby authorizes the request. The pertinent findings justifying the authorization include the facts that the existing property was established prior to adoption of Ordinance 1E in 1965; authorization of the variance will allow the dwelling to be located similar to the existing dwelling to the south, preserving the property value of the adjoining property; and, there is no indication that the authorization will unduly affect the adjoining properties or public interest. While it is understood that additional area will be added to the rear of the property, increasing the rear yard of the proposed dwelling after construction, the Board finds that the conservation of property values in this case warrants authorization of the variance under existing conditions of the property.

June 9, 1989
Date

John Totura
John Totura, Chairman