

Tax Map/Block/Parcel  
No. 46-14 & 15-100

Building Permit/Zoning  
Certificate No. 90-3283

Case 3463

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND

**APPLICANT:** Malcolm Drive Ltd. Partnership  
c/o Arnold Sindler, D.D.S.  
407 Malcolm Drive  
Westminster, Maryland 21157

**REQUEST:** A variance request reducing the minimum required front setback of 40 feet to 30 feet for enclosure of the existing front porch of the dental clinic authorized in Case 2367

**LOCATION:** 407 Malcolm Drive  
Westminster, Maryland 21157

**BASES:** Article 8, Sections 8.2(a) and 8.5; Article 7, Sections 7.2(c) and 7.5; Article 15, Section 15.5; Ordinance 1E (The Carroll County Zoning Ordinance)

**HEARING HELD:** November 27, 1990

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 decision include the following facts.

The dental office was conditionally authorized by the Board as a conditional use September 17, 1985 in Case 2367. As a condition of authorization, the office is limited to one practitioner at a time providing dental care. Enclosure of the front porch is architecturally compatible with the existing structure, and will allow relocation and enlargement of ancillary laboratory space of the dental office. The exterior facade of the enclosure will be similar to the existing building. The enclosure will not otherwise affect operation of the office, or require enlargement of the parking facilities. From the record of this case, there is no indication that enclosure of the existing front porch will unduly affect the adjoining properties or public interests.

Nov 30, 1990  
Date

John Totura  
John Totura, Chairman

JDN/bdc/C3464DEC  
November 29, 1990