

Tax Map/Block/Parcel  
No. 69-23-267

Building Permit/Zoning  
Certificate No. 91-0224

Case 3527

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND

**APPLICANT:** Donald C. & Lori V. Schissler  
4410 Salem Bottom Road  
Westminster, Maryland 21157

**REQUEST:** A variance for reduction of one minimum required  
side yard of 50 feet to about 43 feet for a  
proposed dwelling

**LOCATION:** West side of Carroll Road about 400 feet north  
of Oakland Road intersection in Election  
District 5

**BASES:** Article 5, Section 5.5; Article 15, Section  
15.5; Ordinance 1E. (The Carroll County Zoning  
Ordinance)

**HEARING HELD:** April 24, 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 variance. The pertinent findings determining the Board's authorization include the facts that the configuration of the property is irregular; location of the proposed dwelling on the property in compliance with the minimum required side yards would necessitate a setback of at least 300 feet, placing the proposed dwelling to the rear of the adjacent dwelling to the north--to the detriment of each property; most of the adjacent lots were recorded prior to establishment of the "C" Conservation District and have been developed with minimum side yard requirements of 20 feet; and, the Board is convinced that location of the dwelling as now proposed will not unduly affect the residents of the adjoining properties, the values of those properties, or public interests.

May 3, 1991  
Date

John Totura  
John Totura, Chairman

JDN/bdc/C3527DEC  
May 1, 1991