

Tax Map/Block/Parcel
No. 73-18-520
Case 5649

**OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND**

APPLICANT: Charles Rodgers
P. O. Box 327
Clinton, MD 20735

ATTORNEY: N/A

REQUEST: A request for a conditional use for a two-family dwelling.

LOCATION: The site is located at Lot 2 Slacks Road, Sykesville, on property zoned "R-10,000" Residential District in Election District 5.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-86 E

HEARING HELD: July 26, 2012

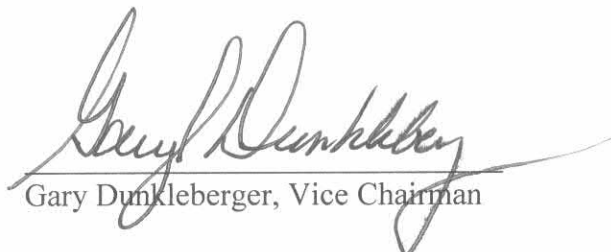
FINDINGS AND CONCLUSION

On July 26, 2012, the Board of Zoning Appeals (the Board) convened to hear the request for a conditional use for a two-family dwelling. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

In 2012 Charles L. Rogers and his wife, Antonia Rogers, purchased an unimproved lot at Lot 2 Slacks Road in Sykesville, Maryland. The property is located on 5.04 acres of land. The proposed builder of the house at Arrington Estates is Horizons Unlimited. Mr. Rogers wanted to build the two-family house for he and his wife to live in one unit and his son and his daughter-in-law and his grandchild to live in the other unit. Each side of the house would be 1500 square feet and each side would have its own two car garage. There was no opposition to granting the conditional use at the hearing.

In considering the necessary factors, the Board authorized the conditional use requested by Charles L. Rogers. The conditional use is consistent with the provisions of the zoning ordinance and will not unduly affect residents of adjacent properties, the values of those properties, or public interests. The Board found that allowing the two-family dwelling to be built on the property would be beneficial to the area.

31 July 2012
Date


Gary Dunkleberger, Vice Chairman

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Decisions of the Board of Zoning Appeals may be appealed to the Circuit Court for Carroll County within 30 days of the date of the decision pursuant to Article 66B, Section 4.08 of the Annotated Code of Maryland Rules of Procedure.

Pursuant to Section 223-192C of the County Code, this approval will become void unless all applicable requirements of this section are met. Contact the Office of Zoning Administration at 410-386-2980 for specific compliance instructions.

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