

**Tax Map/Block/Parcel  
No. 46-15-100**

**Building Permit/Zoning  
Certificate No. 04-3449&  
04-3450**

**Case 4995**

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

**APPLICANT:** Martha Kitchen  
1486 Rackpoint Drive  
Finksburg, MD 21048

**ATTORNEY:** N/A

**REQUEST:** Conditional use to construct a semi-detached dwelling unit (duplex).\*

**LOCATION:** The site is located at Lot 23 & Lot 25 Locust Avenue (beside 538 Locust Avenue), Westminster, on property zoned "R-10,000" Residential District in Election District 7.

**BASIS:** Code of Public Local Laws and Ordinances, Chapter 223-86 E and 223-186 A (2)

**HEARING HELD:** December 1, 2004

**FINDINGS AND CONCLUSION**

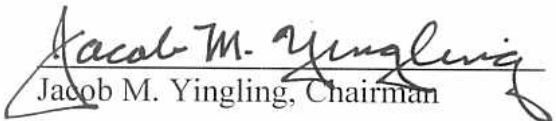
On December 1, 2004, the Board of Zoning Appeals (the Board) convened to hear a conditional use to construct a semi-detached dwelling unit (duplex). The Board made the following findings and conclusion:

The Applicant wishes to build a two-story double house that will be designed to look like a single family home with two front doors. A plan submitted to the Board showed an attractive home that will be harmonious with other houses in the neighborhood. The property will be served by public water and sewer.

Based on the above, the Board finds that the proposed use will not generate adverse effects here above and beyond those normally associated with such a use. Accordingly, the conditional use is granted, as well as a variance from the side yard to "zero" feet (center wall).

**Official Decision**  
**Case 4995**  
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12/23/04  
Date

  
Jacob M. Yingling, Chairman

\*The Board notes that a variance from the side yard setbacks should have been requested. However, given that a duplex by its very nature implies no side yard where the houses connect, we will treat this case as if a variance had been requested.