

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

**Building Permit/Zoning  
Certificate No. 03-3060**

**Case 4864/4865**

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

**APPLICANT:** Meyer & Meyer Partnership  
501 Goldenrod Terrace  
Westminster, Maryland 21157

**ATTORNEY:** Clark R. Shaffer

**REQUEST:** An application for a conditional use request for a semi-detached dwelling with a 0 ft. and 5 ft. side yard setback. 5 ft. being 20% of the width of the existing lot.

**LOCATION:** The site is located on (Lot 37/39) Locust Avenue, Westminster, MD 21157, 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

**HEARING HELD:** September 23 & October 2, 2003

**FINDINGS AND CONCLUSION**

On September 23 & October 2, 2003, the Board of Zoning Appeals (the Board) convened to hear the conditional use request for a semi-detached dwelling with a 0 ft. and 5 ft. side yard setback. 5 ft. being 20% of the width of the existing lot. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

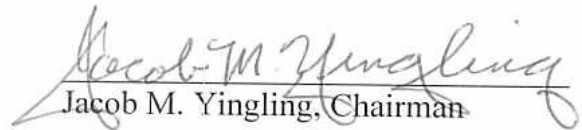
The Applicant plans to build a semi-detached dwelling on the referenced lots. The neighborhood is older and established and consists of a mix of different homes. As the lots are non-conforming, no side yard variances are necessary for this semi-detached dwelling. The property is served by public water and sewer. There are several other duplexes in the neighborhood.

The Board finds that the proposed dwelling will not generate adverse effects above and beyond those normally associated with such a use. Accordingly the conditional use is granted, subject to the following conditions:

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1. The dwellings shall be substantially similar to those depicted on the plans submitted to us as Exhibit "3".
2. There shall be a "0 ft." and "5 ft." side yard setbacks (5 ft. being 20% of the width of the existing lots).

Oct 20, 2003  
Date

  
Jacob M. Yingling, Chairman