

**Tax Map/Block/Parcel
No. 45-12-677**

**Building Permit/Zoning
Certificate No. 02-3189**

Case 4724

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

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

ATTORNEY: N/A

REQUEST: An application for a conditional use for the construction of two (2) two-family dwellings or in the alternative, one (1) two-family dwelling.

LOCATION: The site is located at Bond & Liberty Streets (Parcel 677), 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

HEARING HELD: September 25, 2002

FINDINGS AND CONCLUSION

On September 25, 2002, the Board of Zoning Appeals (the Board) convened to hear the request for the construction of two (2) two-family dwellings or in the alternative, one (1) two-family dwelling. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The Applicant is requesting a conditional use for either the construction of two (2) two-family (semi-detached) dwellings for a total of 4 dwelling units or, in the alternative, for the construction of one (1) two-family (semi-detached) dwelling for a total of 2 dwelling units. The site is a .587 acre ± vacant property approximately 400 feet north of the Bond Street/MD 27 intersection. The neighborhood is mixed use. Board approval would be the first step in a series of necessary approvals, including the city of Westminster for utilities and the State Highway Administration for possible access on the Maryland Route 27. With that in mind, the Board finds that the proposed development is preferable to the current situation, as the lot is vacant and overgrown. The Board finds that the proposed use is consistent with other uses in the neighborhood and will not generate adverse effects here above and beyond those normally associated with such a use.

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Any traffic concerns should be addressed by the State or other appropriate agency. Accordingly, the request for a conditional use for two (2) two-family units or in the alternative, a one (1) two-family unit is approved.

10-25-02

Date

Karl V. Reichlin

Karl V. Reichlin, Chairman