

Tax Map/Block/Parcel
No. 45-12-579

Building Permit/Zoning
Certificate No. 94-0378

Case 3909

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

APPLICANTS: Arthur J. McGuire and Michele McGuire
513 Old New Windsor Road
Westminster, Maryland 21157

REQUEST: A conditional use for two semi-detached two-family dwellings
and variances reducing the minimum required lot area

LOCATION: 200 and 202 Bond Street in Election District 7; McGuire Fields
subdivision, lots 1 and 2 recorded in Carroll County Plat
Records in book 37, page 200

BASES: Article 8, Sections 8.2(e) and 8.5; Article 15, Section
15.5.4(d); Ordinance 1E (The Carroll County Zoning Ordinance)

HEARING HELD: April 26, 1994

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 approved the conditional use and variances as requested. The pertinent findings determining the Board's decision include the facts that the proposed two-family dwellings represent the best use of the property and that the variances necessary for the establishment of the two-family dwellings are minimal and are warranted to allow the two-family dwellings. Furthermore, there is no indication that establishment of the semi-detached dwellings as proposed will unduly affect the residents of adjacent properties, the values of those properties, or public interests. The applicants understand that establishment of the two-family dwellings on the respective lots does not justify future subdivision of the lots to enable separate ownership of each dwelling.

5-19-94
Date

Claude R. Rash
Claude R. Rash, Chairman

JDN/bmh/c3909dec.bmh