

Tax Map/Block/Parcel  
No. 41-8-212

Building Permit/Zoning  
Certificate No. 94-2652

Case 3949

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

**APPLICANT:** J & O Rentals, Incorporated  
P.O. Box 379  
Hampstead, Maryland 21074

**REQUEST:** A conditional use for a two-family dwelling

**LOCATION:** 800 Houcksville Road in Election District 8

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

**HEARING HELD:** August 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 and in compliance with the state Open Meetings Act, the Board approved the request subject to the requirements of the Carroll County Health Department and recordation of a deed in the Land Records of Carroll County reflecting reconfiguration of lots 1 through 5 and 55 through 58. The pertinent findings determining the Board's decision include the facts that by reconfiguring the existing lots, the new configuration will comply with the minimum lot area, lot width and yard requirements for the semi-detached dwelling. However, an existing frame garage will have to be removed in order to accommodate the reconfiguration of the lots and comply with the requirements of the zoning ordinance regarding the setbacks of buildings from property lines. Public water supply is approximately one-half mile from this location, and in order to transfer the semi-detached dwellings separately, each dwelling must be provided with a separate well until the dwellings are connected to the public water supply system. From the record, there is no indication that establishment of the two-family semi-detached dwelling will unduly affect the residents of adjacent properties, the values of those properties, or public interests.

9-14-94  
Date

Claude R. Rash  
Claude R. Rash, Chairman