

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

Building Permit/Zoning
Certificate No. 94-2644

Case 3947

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

APPLICANTS: Anthony J. DiChiara and Dennis D'Argenio
1067 Long Valley Road
Westminster, Maryland 21158

ATTORNEY: David K. Bowersox, Esquire
24 North Court Street
Westminster, Maryland 21157

REQUESTS: A conditional use for a two-family semi-detached dwelling, and variances reducing the minimum required lot area, width and side yards

LOCATION: Lots 14 and 16 of Buckingham View subdivision located on the easterly side of Oak Avenue about 525 feet west of Old Baltimore Road in Election District 7

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: 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 accordance with the state Open Meetings Act, the Board approved the conditional use and variances necessary for establishment of the two-family semi-detached dwelling. The pertinent findings determining the Board's decision include the facts that the lots were established prior to the adoption of zoning in Carroll County; the property is served by public water and sanitary sewerage facilities; the confronting properties to the north are improved with three two-family semi-detached dwellings; the proposed two-family dwelling will be comparable and compatible with the adjacent dwellings; and, there is no evidence to indicate that establishment of the two-family semi-detached dwelling will adversely affect the residents of adjacent properties, the values of those properties, or public interests.

9-13-94
Date

Claude R. Rash
Claude R. Rash, Chairman