

Tax Map/Block/Parcel
No. 46-19-1516

Building Permit/Zoning
Certificate No. 94-3219

Case 3964

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

APPLICANT: C & D Properties
917 Arnold Road
Westminster, Maryland 21157

REQUEST: A conditional use for a semi-detached two-family dwelling to be constructed on a lot to be divided from the premises at

LOCATION: 834 Washington Road (Md. Rt. 32) in Election District 7

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

HEARING HELD: October 25, 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 as requested. In addition, the Board extended the time limit, as provided in the Board's rules under Section E, paragraph IV, for a period of two years for the applicants to obtain the zoning certificate for the proposed semi-detached two-family dwelling. As proposed, and in order to obtain the zoning certificate, the two existing lots will have to be reconfigured in accordance with applicable regulations. The pertinent findings determining the authorization include the facts that the existing dwelling on the property is deteriorating and will require substantial renovations. Simultaneously, the building will be converted into a two-family dwelling. The renovations and alteration are allowed by the zoning ordinance and do not require authorization by this Board. As planned, the future construction of the proposed two-family dwelling will benefit the property and neighborhood without unduly affecting residents or businesses of adjoining properties, the values of those properties, or public interests.

11-9-94
Date

Claude R. Rash
Claude R. Rash, Chairman