

Tax Map/Block/Parcel  
No. 73-16-152

Building Permit/Zoning  
Certificate No. 95-3255

Case 4061

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND

**APPLICANT:** Blaney and Blaney Partnership  
1036 Circle Drive  
Sykesville, Maryland 21784

**REQUEST:** A conditional use confirming the existing two-family semi-detached dwelling, including resubdivision of the existing lots to conform with the location of the common party wall separating the dwellings

**LOCATION:** 1013 and 1015 Waite Avenue in Election District 5; Subdivision of the Land of Harry W. Etzler, Section 5, lots 2 and 3 recorded in Carroll County Plat Records in book 3, page 45

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

**HEARING HELD:** October 25, 1995

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 authorized the request, confirming the two-family dwelling as a conditional use, including resubdivision of the existing lots to conform with the location of the common party wall separating the dwellings.

The pertinent findings determining the Board's decision include the facts that the subdivision was recorded prior to the adoption of the Subdivision Regulations of Carroll County April 23, 1963, and the original dwelling was enlarged by construction of the second dwelling prior to, or shortly after adoption of Ordinance 1E and the Official Zoning Maps August 17, 1965. Since then, the semi-detached dwellings have been maintained with no evidence of adverse affects upon the residents of adjacent properties, the values of their properties, or public interests.

11.6.95  
Date

Karl V. Reichlin  
Karl V. Reichlin, Chairman