

**Tax Map/Block/Parcel
No. 45-12-192**

**Building Permit/Zoning
Certificate No. 99-1779**

Case 4419

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

APPLICANT: LoSchiavo Properties, Ltd.
769 Velvet Run Drive
Westminster, Maryland 21157

REQUEST: A conditional use request for a two family dwelling (semi-detached) and a variance to the rear yard requirement from 40 feet to 30 feet.

LOCATION: Located east on Bond Street (Parcel 192) about 1,000 feet north of Liberty Street, on property zoned "R-10,000" Residence District in Election District 7.

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

HEARING HELD: July 27, 1999

FINDINGS AND CONCLUSION

On July 27, 1999, the Board of Zoning Appeals (the Board) convened to hear the application of LoSchiavo Properties, Ltd. for a conditional use for a two family dwelling (semi-detached) and a variance to the rear yard requirement from 40 feet to 30 feet located east on Bond Street (Parcel 192) about 1,000 feet north of Liberty Street on property zoned "R-10,000" Residence District in Election District 7. The hearings in Case Nos. 4418 and 4419 were consolidated due to the similarities in the applications.

Testifying on behalf of the applicant, LoSchiavo Properties, Ltd., was Daniel Meyer. Mr. Meyer is a real estate broker. LoSchiavo Properties, Ltd. owns three adjoining parcels on Bond Street (Parcels 55, 218, and 192). Parcel 218 is the site of a former veterinary clinic. Parcel 218 contains an existing single family house and a former veterinary clinic building. The veterinary clinic building is being renovated to contain 2, two-bedroom apartment units. Two semi-detached (two family) dwellings with 3 bedrooms and full basements are planned on Parcels 55 and 192. An attached garage will be added to the dwelling at Parcel 192. There is an existing driveway with adequate sight distance on Parcel 192. The parcel is served by public water and sewer.

There was no one present at the hearing who testified in opposition to the request.

The Board finds the request to be an appropriate use of the property. There will be no adverse effects from the proposed use greater than those inherently associated with such use anywhere in the zone. The Board hereby approves the application of LoSchiavo Properties, Ltd. for a conditional use for a two family dwelling (semi-detached) on Parcel 192. The Board may grant a variance where the strict enforcement of the terms of the Zoning Ordinance would result in practical difficulty or unnecessary hardship. In the respective case, the Applicant is creating a complex of dwelling units, and a variance is necessary to allow for a unified and coherent design. Accordingly, the Board grants a variance to the rear yard requirement from 40 feet to 30 feet located east on Bond Street (Parcel 192) about 1,000 feet north of Liberty Street on property zoned "R-10,000" Residence District.

8/6/99

Date

Karl V. Reichlin

Karl V. Reichlin, Chairman

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August 3, 1999