Tax Map/Block/Parcel
No. 45-12-649

Building Permit/Zoning
Certificate No. 02-3190

Case 4723

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Meyer & Meyer Partnership
                     501 Goldenrod Terrace
                     Westminster, Maryland 21157

ATTORNEY: N/A

REQUEST: A conditional use for the construction of a two-family dwelling.

LOCATION: The site is located at Bond & Liberty Streets (Parcel 649),
                     Westminster, MD 21157, on property zoned "R-10,000"
                     Residential District in Election District 7.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-86 E

HEARING HELD: September 25, 2002

FINDINGS AND CONCLUSION

On September 25, 2002, the Board of Zoning Appeals (the Board) convened to hear the request for the construction of a two-family dwelling on a .587 acre parcel. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

Previous Boards had granted the Appellant approval for this same request two times in the early 1990's, but the time has expired to act upon the prior approval. The lot will be accessed from Liberty Street and will require a SHA permit. He must request water and sewer through City of Westminster.

A Realtor testified there would be no adverse effect on neighboring property owners by the construction of a two-family dwelling since this is now an overgrown lot. Other homes in the area are similar and the project will offer an opportunity for people to purchase an affordable home.

The homes will have approximately 1200 sq. ft. of living space with basements. The price range is $130,000 to $135,000 per unit (3 bedroom units). Access from Liberty Street will be addressed with the State Highway Administration.

The Board finds that the proposed use at this location will not generate adverse effects above and beyond those normally associated with such a use. Accordingly, the conditional use is granted.

_10-25-02_
Date

Karl V. Reichlin
Karl V. Reichlin, Chairman

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