

**Tax Map/Block/Parcel
No. 37-13-49**

**Building Permit/Zoning
Certificate No. 03-0571**

Case 4790

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

APPLICANT: Timothy B. Wilson, President
B and A Building Contractor, Inc.
4229 London Bridge Road
Sykesville, Maryland 21784

ATTORNEY: N/A

REQUEST: An application for an appeal of the Historic Preservation
Commission decision disapproving application #03-04 and #03-05
for the construction of a dwelling.

LOCATION: The site is located at 3472 Uniontown Road, Westminster, MD
21158, on property zoned "HD" Heritage District in Election
District 2.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-188

HEARING HELD: April 30, 2003

FINDINGS AND CONCLUSION

On April 30, 2003, the Board of Zoning Appeals (the Board) convened to hear the appeal of the Historic Preservation Commission decision disapproving application #03-04 and #03-05 for the construction of a dwelling. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

This is an appeal from the denial of a proposed residence located within the County's Historic District in Uniontown. The County's Historical Preservation Commission reviews applications for permission to build or change structures if the changes involved would affect exteriors visible from public ways within the Historic District. The proposed building lot is a one-acre "off-conveyance" from an existing 2.25 acre parcel. It is located almost 400 feet off of the main road in Uniontown, but is still visible from the street.

The Board heard the testimony of several Historic District Commission members and the Appellants regarding their plans. The Appellants submitted several different versions of residential plans to the Historic District Commission. The Board finds that the latest house

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plans, while attractive, does not comply with the guidelines for development within the Historic District. It appears no effort was made to blend this house in with the others in the District. While not out of place in a residential subdivision, it does not resemble or compliment the existing historic structures.

The Board acknowledges that it would appear prior Historic Preservation Commissions lacked consistency in applying their standards. However, based on the evidence at this hearing, we find that the District's standards were applied correctly in this case. The possible prior mistakes of previous District Commissions does not change the conclusion.

Accordingly, the appeal is denied and the decision of the Historic District Commission is upheld.

Date

5/22/03

Karl V. Reichlin
Karl V. Reichlin, Chairman