

**Tax Map/Block/Parcel
No. 45-12-55**

**Building Permit/Zoning
Certificate No. 99-1780**

Case 4418

**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).

LOCATION: Located east on Bond Street (Parcel 55) about 1,000 feet north of Liberty Street, on property zoned "R-10,000" Residence District in Election District 7.

BASIS: Article 8, Section 8.2(e); 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) located east on Bond Street (Parcel 55) 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, a real estate broker. LoSchiavo Properties, Ltd. owns three adjoining parcels on Bond Street (Parcels 55, 218, and 192). Parcel 218 is located in the center of Parcels 55 and 192. Parcel 218 is the site of a former veterinary clinic. Parcel 218 contains an existing single family house and the former veterinary clinic building. The veterinary clinic building is renovated to contain two, two-bedroom, apartment units. Two semi-detached (two family) dwellings with three bedrooms and full basements, are planned on Parcels 55 and 192 or one semi-detached dwelling on each parcel. There are existing driveways with adequate sight distance on both parcels. A parking pad for 4 vehicles will be added to Parcel 55; however, the Applicant will increase the number of parking spaces if necessary. (The Board recommends that the Applicant provide for additional parking.) The proposed use will generate less traffic than the previous use of the property as a veterinary clinic. The parcels are served by public water and sewer.

There was no one present that 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 greater than those ordinarily associated with that use elsewhere in the zone. The Board hereby approves the request of application of LoSchiavo Properties, Ltd. for a conditional use for a two family dwelling (semi-detached) located east on Bond Street (Parcel 55) about 1,000 feet north of Liberty Street on property zoned "R-10,000" Residence District application of LoSchiavo Properties, Ltd. for a conditional use for a two family dwelling (semi-detached) located east on Bond Street (Parcel 55) 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 4, 1999