

Tax Map/Block/Parcel
No. 73-16-278
Case 5683

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Michael A. Perry, c/o Settlement, Escrow, Abstract Solutions
P. O. Box 5769
Derwood, Maryland 20855

ATTORNEY: N/A

REQUEST: An application for a conditional use for a two-family (duplex) dwelling.

LOCATION: The site is located at 6527 & 6527-1/2 Church Street, Sykesville, MD 21784, on property zoned "R-10,000" Residential District in Election District 5.

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

HEARING HELD: December 28, 2012

FINDINGS AND CONCLUSION

On December 28, 2012 the Board of Zoning Appeals (the Board) convened to hear the request for a conditional use for a two-family (duplex) dwelling. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

Michael A. Perry, is the owner and president of Settlement, Escrow & Abstract Solutions, Inc., a for profit company. His company has three employees. The company has rehabilitated eight homes in the last two years. The company has rehabilitated houses in Gaithersburg and Baltimore City in Maryland. He purchases homes in need of rehabilitation, rehabilitates them, and sells them to first time home buyers. He is not a landlord and does not sell the homes to investors. The price range for the homes would be in the \$200,000s. The house at the site was built in the 1900s. No one has lived in the house since it was purchased about two years ago as a result of a foreclosure sale. There are no existing toilets in the house. Parts of the house are in good condition and parts are in terrible condition. He explored the option of having the house rehabilitated, but reached the conclusion that it would be better to demolish the house and reconstruct from scratch. Therefore, a contractor will build the new house within six months.

The Carroll County Bureau of Planning noted that the property has a land use designation of high density in the 2001 Freedom Community Comprehensive Plan. The property is

consistent with this designation. The surrounding neighborhood is both single-family residential, multi-family residential and institutional. The Planning staff did not perceive that a residential duplex in this location would have an adverse impact on the nearby community.

Accordingly, the Board is convinced that authorization of the request to construct a new house is consistent with the purpose of the zoning ordinance, appropriate in light of the factors to be considered regarding conditional uses in the zoning ordinance, and will not unduly affect residents of adjoining properties, the values of those properties, or public interests.

1/8/2013
Date


Richard J. Simmons, Chairman

Decisions of the Board of Zoning Appeals may be appealed to the Circuit Court for Carroll County within 30 days of the date of the decision pursuant to Article 66B, Section 4.08 of the Annotated Code of Maryland Rules of Procedure.

Pursuant to Section 223-192C of the County Code, this approval will become void unless all applicable requirements of this section are met. Contact the Office of Zoning Administration at 410-386-2980 for specific compliance instructions.