

Tax Map/Block/Parcel
No. 45-12-517

Building Permit/Zoning
Certificate No. 00-2742

Case 4534

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

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

ATTORNEY: N/A

REQUEST: An application for a conditional use for a duplex to construct a two-bedroom residence in the lower level of an existing residence.

LOCATION: The site is located at 115 Miami Avenue., Westminster, MD 21157, on property zoned "R-10,000" Residence District in Election District 7.

BASIS: Article 8, Section 2 (e); Zoning Ordinance 1E

HEARING HELD: October 24, 2000

FINDINGS AND CONCLUSION

On October 24, 2000, the Board of Zoning Appeals (the Board) convened to hear the application for a duplex to construct a two-bedroom residence in the lower level of an existing residence.

Mr. Jim LoSchiavo, a partner of LoSchiavo Properties, Ltd., owner of 115 Miami Avenue, Westminster, MD, sought conditional use for the construction of an additional two-bedroom unit in the basement of an existing single family rancher/residence. The proposed basement unit will have a separate entrance, water meter, electric and a new heat pump system. A driveway will allow access to the lower unit from John Street with parking in the rear and the top unit will be accessed from Miami Avenue with parking in the front.

Based on the testimony of Mr. LoSchiavo and the floor plan presented to the Board, the Board finds that the proposed use will generate little or no adverse effects and will blend in with the existing neighborhood. Accordingly, the conditional use is granted.

11/21/00
Date

Karl V. Reichlin
Karl V. Reichlin, Chairman