

**Tax Map/Block/Parcel
No. 52-2-261**

Case 5490

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

APPLICANT: YMCA of Central Maryland, Inc.
c/o Terri A. Miller
354 Crest Lane
Westminster, Maryland 21157

ATTORNEY: n/a

REQUEST: A conditional use for an after school childcare program.

LOCATION: The site is located at Westminster Baptist Church, 354 Crest Lane,
Westminster, MD 21157 on property zoned "R-20,000"
Residential District in Election District 7.

BASIS: Code of Public Local Laws and Ordinances, Section 223-79 F

HEARING HELD: May 21, 2009

FINDINGS AND CONCLUSION

On May 21, 2009, the Board of Zoning Appeals (the Board) convened to hear a conditional use for an after school childcare program. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The Applicant wishes to lease a portion of Westminster Baptist Church for a daycare center for after school hours for children from kindergarten through fifth grade. The daycare center will operate from late August to early June. They will start with about 35 children, but could eventually serve up to 60. The rental space includes classrooms and a gymnasium. A YMCA vehicle will pick up the children at their schools and drop them off at the center. Parents would then pick up the children from the daycare center at sporadic times up to 6:00 p.m. The Church will not be holding services or having large meetings during daycare hours.

The Board found that the proposed daycare center would serve a community need and would not generate noise, dust, or other adverse effects. Vehicular visits to and from the site will be sporadic and will not result in any noticeable traffic increase. There was no evidence of any possible decrease in the neighbors' property values as a result the proposed use.

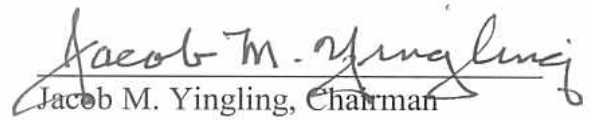
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Accordingly, the Board concluded that a daycare center here would not result in adverse effects greater here than elsewhere in the "R-20,000" zone. The conditional use was granted.

6/17/09
Date


Jacob M. Yingling, Chairman