

**Tax Map/Block/Parcel
No. 48-9-133**

Case 5374

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

APPLICANT: KRM Properties, LLC
c/o Robert Meekins
3703 Wine Road
Westminster, MD 21158

ATTORNEY: David K. Bowersox

REQUEST: Conditional use for an assisted living facility.

LOCATION: The site is located at Saint Paul Road, Hampstead, on property zoned "A" Agricultural District in Election District 8.

BASIS: Code of Public Local Laws and Ordinances, Section 223-71 A (24)

HEARING HELD: April 29, 2008

FINDINGS AND CONCLUSION

On April 29, 2008, the Board of Zoning Appeals (the Board) convened to hear a conditional use request for an assisted living facility. The Board made the following findings and conclusion:

The subject property is a 6.24 acre (+-) vacant parcel on the northeast side of St. Paul Road between Lee's Mill Road and the Carroll/Baltimore County line. The property is the remaining portion of a 1 lot subdivision which was recorded in 2007. It is zoned "A" Agricultural.

The Applicant has requested a conditional use for a 2 building assisted living facility. Both buildings will be approximately 6948 square feet and each will house 16 residents. The buildings will be served by private well and septic. On March 18, 2008, the Carroll County Planning and Zoning Commission reviewed the concept site plan and approved the density, rough site layout, and exterior design of the facility. The construction of the facility will be phased, with one building being erected at a time.

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Traffic generated by the facility will be minimal, as the residents typically do not own cars. The buildings will be residential in character and blend in with the neighborhood. There will be 2 staff persons on duty at all times and an Activities Director in each building.

Based on the above, the Board found that there will be little or no noise, dust, fumes, gases or odors generated by the proposed use. There was no evidence of diminution of property values, and the proposed facility will be an attractive and beneficial addition to the neighborhood. Traffic generated by the residents, employees and visitors will be negligible. In short, the Board found that any adverse effects generated by this use at this location would be no greater here than elsewhere in the zone. Accordingly, the Board approved the conditional use for an assisted living facility on this property.

5/21/08
Date


Jacob M. Yingling, Chairman