

Tax Map/Block/Parcel
No. 39-15-761

Building Permit/Zoning
Certificate No. 96-0034

Case 4083

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Westminster Rescue Mission, Inc.
658 Lucabaugh Mill Road
Westminster, Maryland 21157

ATTORNEY: Daniel Murphy, Esquire
237 East Main Street
Westminster, Maryland 21157

REQUEST: To allow the addition of a multi-purpose building to the existing structure and increase the number of available dormitory beds from the forty beds to sixty-five beds

LOCATION: 658 Lucabaugh Mill Road in Election District 7

BASES: Article 5C; Article 4, Section 4.3(a)(1); Ordinance 1E (The Carroll County Zoning Ordinance)

HEARING HELD: February 28, 1996

FINDINGS AND CONCLUSION

The application, testimony and evidence comprising the record of this case are hereby included by reference in this decision. Based on the record and in accordance with the state Open Meetings Act, the Board authorized the request. The pertinent findings determining the Board's decision include the following facts.

The facility was authorized as a conditional use in 1981 in Case 1696. In December 1984, the Board authorized several changes in Case 2224. Modifications of conditions 7 and 8 of the Board's decision in Case 1996 were authorized in October 1987 in Case 2788. Later, the facility became a nonconforming use when the land was rezoned with the adoption of the comprehensive plan for the City of Westminster and its environs. In June 1993, the Board authorized a relatively small expansion of the facility. The facility and the programs conducted there since its established have proven themselves to be unique and beneficial to the community. In considering the factors expressed in Section 17.7 of the zoning ordinance, the Board is convinced that the proposed enlargement is appropriate for the site, in the interests of the community, and will not adversely affect the residents of adjacent properties, the values of those properties or public interests.

3/15/96

Date

Karl V. Reichlin

Karl V. Reichlin, Chairman