

Tax Map/Block/Parcel
No. 68-13-504

Building Permit/Zoning
Certificate No. 06-0336

Case 5197

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

APPLICANT: Abar Partnership
1438 Liberty Road
Eldersburg, MD 21784

ATTORNEY: Bradford Webb

REQUEST: Conditional use for a 16 bed assisted living facility.

LOCATION: The site is located at 110 Terrapin Drive, Sykesville, on property zoned "A" Agricultural District in Election District 14.

BASIS: Code of Public Local Laws and Ordinances, Section 223-71 A (24) and 223-186A (2)

HEARING HELD: March 30, 2006

FINDINGS AND CONCLUSION

On March 30, 2006, the Board of Zoning Appeals (the Board) convened to hear a conditional use for a 16 bed assisted living facility. The Board made the following findings and conclusion:

The subject property is 4.34 acres, and is improved with a single family residence. The requested use would be an addition to the existing house. Pursuant to Carroll County Public Local Laws and Ordinances Section 223-71 (1) (24), prior site development approval was recently obtained from the Carroll County Planning and Zoning Commission.

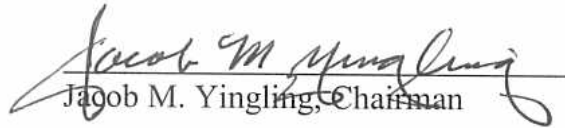
The Applicant is fully licensed and operates 2 other assisted living facilities in Carroll County. There will be a total of 15 employees for this facility, with at least 2 staff members on duty 24 hours a day, 7 days per week. The existing house will be used as administrative offices and a common area. The 1 story extension will be constructed as rooms for the residents.

It is anticipated that there will be 1 or 2 visitors during weekdays, with slightly more on weekends. Deliveries of supplies will occur infrequently. There are 3 other dwellings in the immediate area.

The Board finds that the proposed use at this location will not generate adverse effects above and beyond those normally associated with such a use. Accordingly, the conditional use is granted.

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4/19/06
Date


Jacob M. Yingling, Chairman