

Tax Map/Block/Parcel
No. 46-3-1554

Building Permit/Zoning
Certificate No. 05-1349

Case 5087

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Brightview of Westminster LLC
218 N. Charles Street, Suite 220
Baltimore, MD 21201

ATTORNEY: Charles M. Preston

REQUEST: A conditional use for a temporary professional sales office to be used for marketing and sales of units in nearby/adjacent retirement community.

LOCATION: The site is located at northeast quadrant of the intersection of Gorsuch Road and Center Street (extended), Westminster, on property zoned "C" Conservation District in Election District 7.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-34 and 223-186 A (2)

HEARING HELD: June 23, 2005

FINDINGS AND CONCLUSION

On June 23, 2005, the Board of Zoning Appeals (the Board) convened to hear a request for a conditional use for a temporary professional sales office to be used for marketing and sales of units in nearby/adjacent retirement community. The Board made the following findings and conclusion:

The subject property consists of 3.17 acres and includes an existing ranch home. It is located in close proximity to a senior housing facility that is currently under construction. The house is proposed to be used as a sales office for the retirement community. Prospective purchasers would schedule appointments lasting up to one hour to discuss their living options with sales staff at the house. The office will take up about 1,200 square feet of the house. Construction of the retirement community is expected to be completed by the end of March 2006.

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The Board finds that the proposed use at this location will not generate adverse effects here greater than elsewhere in the zone. It is a temporary and necessary use to support the previously approved retirement community. Accordingly, the conditional use for a temporary office at this site is approved. This use approval will expire one (1) year from the date of this decision or when the sales office is no longer needed, whichever occurs first.

Date

7/30/05


Jacob M. Yingling, Chairman