

Tax Map/Block/Parcel
No. 106-23-1387-5

Building Permit/Zoning
Certificate No. 05-0897

Case 5075

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

APPLICANT: Carroll Hospice, Inc.
95 Carroll Street
Westminster, MD 21157

ATTORNEY: J. Brooks Leahy

REQUEST: A conditional use for an in-patient nursing facility and related office and administrative uses.

LOCATION: The site is located at Stoner Avenue and Washington Road, Westminster, on property zoned "R-20,000" Residential District in Election District 7.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-79 C and 223-186 A (2)

HEARING HELD: June 1, 2005

FINDINGS AND CONCLUSION

On June 1, 2005, the Board of Zoning Appeals (the Board) convened to hear a conditional use request for an in-patient nursing facility and related office and administrative uses. The Board made the following findings and conclusion:

The proposed use is located at the intersection of Stoner Avenue and Washington Road just south of the City of Westminster. The hospice will care for people who are terminally ill, and their families. It will be open for all age groups, including children, adults and the elderly during the final stages of life. This care will include physical care, pain management and counseling. Phase I of the project will include 8 patient guest rooms. Phase II will add an additional 8 rooms. The facility will be designed to blend with the existing neighborhood. The plan was originally approved by the Board in Case No. 4667 in 2003, but unfortunately the site plan expired before the project could be commenced.

OFFICIAL DECISION

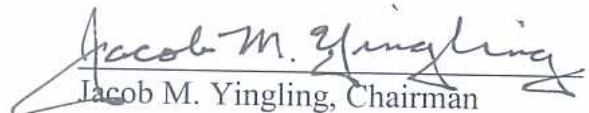
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A qualified real estate appraiser whom the Board found to be credible testified that the proposed use in this neighborhood, which consists of a mixture of residences and medical uses, will not adversely affect property values. In addition, a traffic expert who was found to be qualified and credible, testified that the traffic generated by the hospice will not cause the neighboring road network to operate at less than satisfactory levels during peak travel periods.

Based upon the above evidence, 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.

6/23/05
Date


Jacob M. Yingling, Chairman