

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

**Building Permit/Zoning  
Certificate No. 04-2853**

**Case 4974**

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

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

**ATTORNEY:** Daniel Murphy

**REQUEST:** An expansion of an existing non-conforming use to increase the number of beds allowed from 65 to 105 at the facility.

**LOCATION:** The site is located at 658 Lucabaugh Mill Road, Westminster, on property zoned "I-G" General Industrial District in Election District 7.

**BASIS:** Code of Public Local Laws and Ordinances, Chapter 223-9 and 223-186 A (3)

**HEARING HELD:** September 23, 2004

**FINDINGS AND CONCLUSION**

On September 23, 2004, the Board of Zoning Appeals (the Board) convened to hear a request for an expansion of an existing non-conforming use to increase the number of beds from 65 to 105 at the facility. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The Westminster Rescue Mission is an independent, non-denominational Christian residential rehabilitation center located on 26 rural acres. Residents (currently all men) stay for a six-month in-house program that prepares them for independent responsible living. Three meals a day are provided, as well as counseling and other religious programs. Residents do not keep cars on the property and are supervised at all times. The facility recently expanded by constructing a 20,000 square foot dormitory building to house up to 65 men. The new building replaced the old 10,000 square foot building, which had been used until December 2002. The purpose of the application is to be able to use the old building to accommodate an additional 45 persons. The Applicants can envision no other practical use for the building.

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The Board notes that the facility has existed for several decades, and has served the community well. It is a necessary institution for the County. Accordingly, we find the proposed expansion of this nonconforming use to be appropriate and would not adversely affect the health, safety and welfare of the community. Accordingly, the Applicant's request is granted.

10/20/04

Date

  
Jacob M. Yingling, Chairman