

**Tax Map/Block/Parcel  
No. 58-05-481**

**Building Permit/Zoning  
Certificate No. 03-2952**

**Case 4860**

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

**APPLICANT:** Vesta, Inc.  
2340 University Boulevard East  
Adelphia, Maryland 20783

**ATTORNEY:** Richard R. Titus, Esquire

**REQUEST:** An application for a conditional use to continue an existing assisted living facility.

**LOCATION:** The site is located at 2470 Collison Drive, Westminster, MD 21157, on property zoned "A" Agricultural District in Election District 4.

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

**HEARING HELD:** September 24, 2003

**FINDINGS AND CONCLUSION**

On September 24, 2003, the Board of Zoning Appeals (the Board) convened to hear the request for a conditional use to continue an existing assisted living facility. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The Applicant is a non-profit corporation based in Adelphia, Maryland, that wishes to operate an assisted living facility at the referenced address. The Applicant operates over 20 similar facilities, and has extensive experience in operating and managing them. In fact, there is or was until recently an assisted living facility at the site, although the prior owners expanded the operation without conforming to the law. Full capacity for the facility will be 16 residents. The residents will live there, be fed there, and a driver will be available to take them on outings. Round the clock nursing care will be offered, and the facility is being upgraded to comply with the Fire Code and other applicable regulations. Visiting hours will be unrestricted, with most taking place during daylight hours. The typical age of a resident will be over 72 years. Traffic will be minimal, as most all residents no longer drive.

**OFFICIAL DECISION**

**C4860**

**Page Two**

The Board finds that the proposed use at this location is acceptable and will not generate adverse effects above and beyond those normally associated with such a use. In addition, the Board is confident that the new owners will faithfully comply with all the laws of Carroll County, unlike the prior owners.

For the foregoing reasons, the request for a conditional use is granted.

Oct 10, 2003

Date

Jacob M. Yingling  
Jacob M. Yingling, Chairman