

**Tax Map/Block/Parcel
No. 74-19-100**

**Building Permit/Zoning
Certificate No. 02-0292**

Case 4664

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

APPLICANT: Trinity Quality Homes, Inc.
7320 Grace Drive
Columbia, Maryland 21044

ATTORNEY: Clark R. Shaffer

REQUEST: An application for a conditional use for retirement homes in a retirement community.

LOCATION: The site is located at 6731 Marvin Avenue, Sykesville, MD 21784, on property zoned "R-10,000" Residential District in Election District 5.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-86

HEARING HELD: March 27, 2002

FINDINGS AND CONCLUSION

On March 27, 2002, the Board of Zoning Appeals (the Board) convened to hear the request for a conditional use for retirement homes in a retirement community. Based upon the testimony and evidence presented, the Board makes the following Findings and Conclusion.

The subject property is 11.25 acres of land zoned R-10,000 located at 6731 Marvin Avenue at Ridge Road in the Eldersburg area. The Applicant is proposing a 160 unit active adult community restricted to residents 55 years and older. The development is to consist of a mix of ten (10) single story and ten (10) 3-story buildings along a loop road with two entrances from Marvin Avenue. The buildings are to be of an upscale design, and the existing topography and proposed tree plantings will screen the site from the west and the south. The adjoining neighborhood is primarily residential and includes another senior housing complex in the immediate area.

The Board finds there is a need for additional senior housing in Carroll County. Existing developments for this purpose are reaching peak occupancy. The Board heard data and a report studying existing traffic conditions and the minimal impact of the proposed development submitted by the Applicant. Based on the information, the Board finds that traffic will not significantly increase as a result of the proposed use.

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Finally, the Board finds that the proposed use will not adversely impact property values in the neighborhood. The proposed design is attractive and will not affect the residential character of the neighborhood. Accordingly, the request for a conditional use is approved. As a condition of this approval, any significant changes to the design of the facility as depicted in the plans submitted to the Board must be resubmitted to the Board for approval.

4/16/02

Date

Karl V. Reichlin

Karl V. Reichlin, Chairman