

**Tax Map/Block/Parcel  
No. 61-17-416**

**Building Permit/Zoning  
Certificate No. 01-3379**

**Case 4641**

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

**APPLICANT:** Frances Blacker  
4047 Ridge Road  
Westminster, Maryland 21157

**ATTORNEY:** Clark Shaffer

**REQUEST:** An application for a conditional use for a 13 bedroom, one-story assisted living facility.

**LOCATION:** The site is located at 4115 Ridge Road, Westminster, MD 21157, on property zoned "R-40,000" Residential District in Election District 9.

**BASIS:** Code of Public Local Laws and Ordinances, Ordinance 01-6, Article I, § 4

**HEARING HELD:** November 27, 2001

**FINDINGS AND CONCLUSION**

On November 27, 2001, the Board of Zoning Appeals (the Board) convened to hear the request for a 13 bedroom, one-story assisted living facility.

The request comes before the Board with a completed site plan. The proposed facility will be located on 3 acres, and it is one-half mile north of the intersections of Rt. 26 & Rt. 27 in a rural single-family residential district. The proposed residential designed building will consist of 7,625 Sq. Ft., including a basement for storage, laundry facility, etc. The facility will have an entry hall into the living room, dining room area and activities area. There will be a sitting room on each end of the corridor. The residents live in bedrooms and use the common areas of the home during the day. Any ambulatory elderly person over the age of 62 can reside in a group home. It is anticipated that there will be four or five full time employees and a few part-time employees. The proposed facility will house 15 residents. The rooms are large enough and meet State requirements for private and semi-private rooms. Minimal traffic is anticipated to the facility, which would include visitors and regular deliveries of supplies. There will be 11 bedrooms on

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the first level used for 15 patients and two bedrooms in the basement level, which would be used by staff. There are 15 parking spaces; 4 are reserved for handicap. The building has a walk out basement with an elevator.

The Board finds that this assisted living facility will be beneficial to the community and will blend with the character of the neighborhood. 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.

12/26/01

Date

Karl V. Reichlin

Karl V. Reichlin, Chairman