

**Tax Map/Block/Parcel
No. 53-20-182**

**Building Permit/Zoning
Certificate No. 01-2620**

Case 4622

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

APPLICANT: Jim Prodoehl
2455 Baltimore Boulevard
Finksburg, Maryland 21048

ATTORNEY: N/A

REQUEST: A conditional use application for an assisted living facility and a variance for a structure predating zoning regulations from the required front yard setback of 60 Ft. to 26 Ft.

LOCATION: The site is located at 2261 Old Westminster Pike, Finksburg, MD 21048, on property zoned "R-40,000" Residential District in Election District 4.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-66 and Ordinance 01-6

HEARING HELD: September 25, 2001

FINDINGS AND CONCLUSION

On September 25, 2001, the Board of Zoning Appeals (the Board) convened to hear a conditional use request for an assisted living facility and a variance for a structure predating zoning regulations from the required front yard setback of 60 ft. to 26 ft.

The Applicant is owner/operator of County Care LLC, a 13-bed assisted living facility on Route 140 and he is now applying for a 16-bed assisted living facility on the subject site to be located directed across from the tennis courts at Sandymount Park. He is renovating the interior to add hand rails and 36" doorways and will keep the exterior of the existing residence intact . A 25' bridge will connect from the original house to the 6,500 sq. ft. addition on the back that will contain the 16 bedrooms. The existing structure dates back to 1860's. The upstairs of the house will have an office area and a guest room. Downstairs will have two living rooms, dining room and parlor.

OFFICIAL DECISION

Case 4622

Page Two

The Board finds that the proposed use at this location will not generate any adverse effects above and beyond those normally associated with such a use. Accordingly, the conditional use is granted.

10/25/01
Date

Karl V. Reichlin
Karl V. Reichlin, Chairman