

Tax Map/Block/Parcel  
No. 73-3-712

Building Permit/Zoning  
Certificate No. 97-1637

Case 4239

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND

**APPLICANTS:** Gail Aznar and Juan G. Aznar  
1649 Armistice Way  
Marriottsville, Maryland 21104

**REQUEST:** A conditional use request for a day care center  
within the professional office building

**LOCATION:** 730 Old Liberty Road (Lot 2) on property zoned "R-  
20,000" Residence District in Election District 5

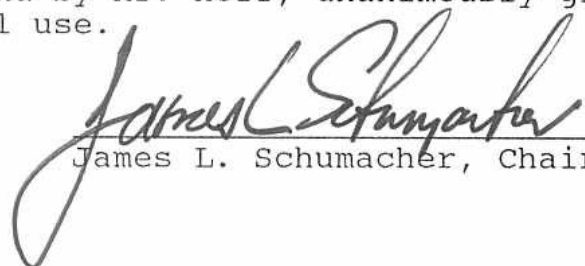
**BASIS:** Article 7, Section 7.2(f); Ordinance 1E (The  
Carroll County Zoning Ordinance)

On July 22, 1997, the Board of Zoning Appeals (the Board) held a hearing on the request of Gail Aznar and Juan G. Aznar for a conditional use for a day care center at 730 Old Liberty Road pursuant to Section 7.2(f) of the Zoning Ordinance.

The Board notes that the applicants received approval for a similar request in Case 4049 on the same site. The current application is precipitated by the success of the center. The original center occupies Units A and B on Lot 2 of the professional office building. This request is to expand into Unit C which will enable the applicant to construct an office, bathroom facilities, storage space and a new classroom. The additional space will enable the applicants to increase the student population by 24. The hours of operation will remain the same, i.e. 6:30 am to 6:00 pm Monday through Friday. The outside play area will also be increased. There is ample parking to accommodate the use as the children are dropped off in the mornings and picked up in the afternoon. The number of employees will increase slightly from ten to possibly 13. The applicants testified that they have not received any complaints which they have not been able to address.

The Board finds that there are no facts or circumstances that show that the use proposed at the location proposed would have any adverse effects at the particular location proposed above and beyond those inherently associated with such a use. The Board on motion of Mr. Reichlin and second by Mr. Hoff, unanimously grants the expansion of the conditional use.

September 4, 1997  
Date

  
James L. Schumacher, Chairman