

Tax Map/Block/Parcel
No. 73-18-581

Building Permit/Zoning
Certificate No. 96-3044

Case 4149

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Grow, Learn & Play Day Care, Inc.
6300 Georgetown Boulevard
Eldersburg, Maryland 21784

REQUEST: A conditional use for a day care center in the
lower level of Faith Lutheran Church

LOCATION: 1700 St. Andrews Way 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 October 25, 1996, the Carroll County Board of Zoning Appeals held a hearing on the conditional use request in the lower level of Faith Lutheran Church by Grow, Learn and Play Day Care, Inc. as a day care facility. The property, located at 1700 St. Andrews Way, Eldersburg, Maryland is zoned "R-20,000" Residence District.

FINDINGS AND CONCLUSION

Danielle Kasinski, President of Grow, Learn & Play Day Care, Inc., appeared and testified on behalf of the application. Grow, Learn & Play Day Care, Inc. currently operates a day care facility at the Freedom Village Shopping Center. As a result of rent increases, she would like to relocate the operation to Faith Lutheran Church. She currently has 12 employees and a capacity for 65 children, ages 2-5. The center operates from 6:30 a.m. until 6:00 p.m. Most of the children arrive between 6:30 a.m. to 9:00 a.m. and are escorted into the facility by a parent or guardian.

The applicant would like to be relocated in Faith Lutheran Church, where the day care facility would utilize the lower level (Exhibit 1) and some of the outside area for a playground. The property will be leased from the church. The applicant and the church have an agreement in principle regarding the terms of the lease. The lower level would be separated into a preschool area, a greeting area and office, an area for 2 year olds, an area for 5 year olds, an area for 4 year olds and a kindergarten area. The operation would be for approximately an 18 month duration. The applicant intends to construct or purchase a facility during that

time. Mr. William McCourt, Vice President of Faith Lutheran Church, appeared and testified on behalf of the church in favor of the application. The Board accepts the applicant's testimony as its findings of fact.

Based on the noted findings, the Board concludes that the use proposed will have no greater adverse effects of the location proposed than anywhere else in the residential zone and approves the application. The Board imposes the following conditions on the use based on the testimony presented:

1. Operation of the Day Care Facility is limited to Monday through Friday and not later than 7:00 p.m.

11/25/96

Date

Karl V. Reichlin

Karl V. Reichlin, Chairman

IM/bmh/c4149dec.bmh
November 20, 1996