

Tax Map/Block/Parcel  
No. 67-8-154,536,546,290

Building Permit/Zoning  
Certificate No. 90-2920

Case 3441

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

**APPLICANT:** Golden Age Guest Home, Inc.  
1442 Buckhorn Road  
Sykesville, Maryland 21784

**ATTORNEY:** Charles M. Preston, Esquire  
188 East Main Street  
Westminster, Maryland 21157

**REQUEST:** A conditional use for enlargement of the  
existing nursing home from 50 beds to a maximum  
of 68 beds

**LOCATION:** 1442 Buckhorn Road in Election District 14

**BASIS:** Article 6, Sections 6.3(z) and 6.7; Ordinance  
1E. (The Carroll County Zoning Ordinance)

**HEARING HELD:** September 27, 1990

**FINDINGS AND CONCLUSION**

The application, testimony and evidence comprising the record of this case are hereby included by reference in this decision. Based on the record, the Board hereby authorizes the request. The pertinent findings determining the Board's authorization include the facts that the nursing home was formerly classified as a nonconforming use. As amended, the zoning ordinance no longer limits the number of beds in a nursing home, but requires approval of a site plan. The required site plan and Certificate of Need provide more appropriately controls of nursing homes.

The provisions of Article 17, Section 17.7 pertaining to the nursing home as a conditional use remain applicable. As indicated in Case 2782 authorizing the increase from 25 beds to 50 beds, the enlargement would be beneficial to adjacent residential properties and the surrounding community. This request involves designating the nursing home as a conditional use and the conversion of interior space for additional beds. The change of status is a technical issue, and the additional beds, which are regulated by the Certificate of Need, will have no adversely affects. Accordingly, the nursing home conforms with the intent and purpose of the zoning ordinance.

Oct. 9, 1990  
Date

John Totura  
John Totura, Chairman