

Tax Map/Block/Parcel  
No. 74-13-156

Building Permit/Zoning  
Certificate No. 95-2947

Case 4056

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND

**APPLICANT:** Merlin LLC  
c/o Rosario D. Rizzo  
1333 Liberty Road  
Sykesville, Maryland 21784

**ATTORNEY:** David K. Bowersox, Esquire  
Hoffman, Comfort, Galloway & Offutt  
24 North Court Street  
Westminster, Maryland 21157

**REQUEST:** Use of the site at 6601 Monroe Avenue as vehicular access to  
and from a retirement home community authorized in Case 3994

**LOCATION:** 6601 Monroe Avenue in Election District 5; Ridgely Park  
subdivision, lot 14 recorded in Carroll County Plat Records in  
book 3, page 30

**BASIS:** Article 17, Section 17.2; Ordinance 1E (The Carroll County  
Zoning Ordinance)

**HEARING HELD:** September 27, 1995

FINDINGS AND CONCLUSION

The application, testimony and evidence comprising the record of this case are hereby included by reference within this decision. Based on the record and in accordance with the state Open Meetings Act, the Board authorized the request.

The pertinent findings justifying the Board's decision include: Use of the lot to provide for vehicular access to and from the retirement home community is consistent with the planning commission's policy for developments of more than one hundred dwellings. The revised site development plan, including the driveway's alignment, is subject to the planning commission's approval. The driveway connection with Monroe Avenue will exceed the design standards pertaining to sight distances, and will facilitate vehicular traffic circulation within the community without unduly affecting the residents or values of adjacent properties, or public interests. And, the Board is convinced that the request is consistent with the provisions of the zoning ordinance.

10-18-95  
Date

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Claude R. Rash  
Claude R. Rash, Chairman