

Tax Map/Block/Parcel
No. 46-3-1576

Building Permit/Zoning
Certificate No. 00-1351

Case 4503

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: International Senior Development, L.L.C.
c/o Michael McCormick, V.P. Real Estate Development
501 Office Center Drive, Suite 130
Fort Washington, PA 19034

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

REQUEST: A conditional use request for a nursing and/or retirement home (80 assisted living and 120 independent living units) on unimproved property.

LOCATION: Located at Gorsuch Road and Center Street Extended on property zoned "R-10" Residence District - Election District 7

BASIS: Basis: Article 8, Section 2(a); Article 7, Sections 2(c) and 5; Ordinance 1E (The Carroll County Zoning Ordinance)

HEARING HELD: June 28, 2000

FINDINGS AND CONCLUSION

On June 28, 2000, the Board of Zoning Appeals (the Board) convened to hear the application of International Senior Development, L.L.C. for a conditional use for a nursing and/or retirement home on 6.9203 acres of unimproved property located at Gorsuch Road and Center Street Extended. Based on the testimony and evidence presented, the Board makes the following findings and conclusion.

The Applicant is proposing an attractive senior citizen residence featuring 100 studio apartment style units for independent seniors and a separate building to house 80 additional units for assisted living residents. A dining room in each facility will be used for group meals. The site is bounded by a school and several commercial uses although some nearby residences remain in the area. The Applicant's facility will have no negative impact on neighboring property values, and it is compatible with the surrounding area.

The senior living facility will generate approximately 20 morning "peak hour" trips and 23 afternoon/evening "peak hour" trips. This amount of additional cars will not create any traffic problems on the roads that will serve the facility.

The topography on the site will create some challenges regarding stormwater and grading, but these concerns can be adequately addressed during the site plan review process. The marketability of the proposed use has been studied by the Applicant, and it is anticipated that the facility will be successful.

The Board concludes that the proposed use will not generate any adverse effects at the proposed location above and beyond those ordinarily associated with that use elsewhere within the zone. Accordingly, Applicant's request for a conditional use on the subject property is granted.

July 19, 2000
Date

Ronald Hoff
Ronald Hoff, Chairman