

**Tax Map/Block/Parcel
No. 46-19-1515/815/814**

**Building Permit/Zoning
Certificate No. 02-3694**

Case 4741

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

APPLICANT: Green Builders, Inc.
1255 Baugher Road
Westminster, Maryland 21158

ATTORNEY: Charles M. Preston

REQUEST: An application for a conditional use to allow a medical and dental clinic.

LOCATION: The site is located at 826 Washington Road, Westminster, MD 21157, on property zoned "R-10,000" Residential District in Election District 7.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-79 C

HEARING HELD: October 29, 2002

FINDINGS AND CONCLUSION

On October 29, 2002, the Board of Zoning Appeals (the Board) convened to hear the request for a conditional use to allow a medical and dental clinic. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The Applicant is proposing an attractive small campus of medical/dental clinic buildings on the referenced 6.2-acre parcel. Nine buildings are proposed, with (4) two-story units and (5) one-story units. An Appraiser testified on behalf of the Applicant that property values of the surrounding neighborhood would not be adversely affected. A traffic study revealed that a minimal amount of traffic would be generated and the existing roads were capable of handling the additional cars. A landscape berm with 6 to 8 Ft. cypress trees is planned to further buffer the site.

The Board finds that the proposed use is preferable to residential, which would add 18 additional houses. In addition, the proposed use will not generate adverse effects above and beyond those normally associated with such a use. Accordingly, the conditional use is granted.

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11/27/02
Date

Karl V. Reichlin
Karl V. Reichlin, Chairman