

Tax Map/Block/Parcel
No. 46-9-1609

Building Permit/Zoning
Certificate No. 04-0550

Case 4927

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

APPLICANT: Brightview of Westminster LLC
218 N. Charles Street, Suite 220
Baltimore, MD 21201

ATTORNEY: Clark R. Shaffer

REQUEST: An application for modification of the approval granted in BZA Case 4503 (dated July 19, 2000) to allow modification of development footprint and reduction in number of nursing/retirement home units from 200 units to 162 units.

LOCATION: The site is located at the northeast quadrant of the intersection of Gorsuch Road and Center Street (extended), on property zoned "R-10,000" Residential District in Election District 7.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-186 A (2) and 223-191

HEARING HELD: April 29, 2004

FINDINGS AND CONCLUSION

On April 29, 2004, the Board of Zoning Appeals (the Board) convened to hear the request for modification of the approval granted in BZA Case 4503 (dated July 19, 2000) to allow modification of development footprint and reduction in number of nursing/retirement home units from 200 units to 162 units. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

In Case No. 4503, which was made a part of this record at the request of the Applicant, the Board approved a nursing/retirement home for 200 units. The prior developer presented a detailed plan to the Board in Case No. 4503, which the Applicant, (the current developer of the project) wishes to modify.

OFFICIAL DECISION

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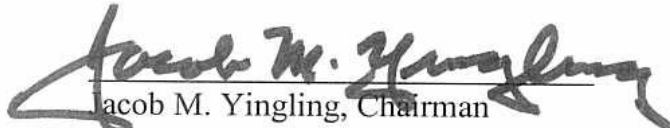
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The new name for the project is Brightview, which will consist of 162 units (as opposed to the 200 approved in Case No. 4503). One hundred units will be dedicated to independent living. The remainder will be used for assisted living residents and dementia patients. The units will be rented on a month-to-month basis to residents over 55 years of age. There will be approximately 40 employees at the facility, with 20 on duty at one time. The proposed use is less intensive than the prior approved facility, and access to the site will be built from High Acre Drive rather than Gorsuch Road.

A qualified traffic expert engaged by the Applicant testified that the proposed use would generate minimal traffic. The facility will accommodate a need in Carroll County for senior housing.

Based on the above, the Board approves the proposed modification of the development footprint for the facility and a reduction in the number of nursing/retirement home units from 200 to 162.

5/5/04
Date


Jacob M. Yingling, Chairman