

**Tax Map/Block/Parcel
No. 68-23-306 & 349**

**Building Permit/Zoning
Certificate No. 04-1048**

Case 4936

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

APPLICANTS: John Serra, David & Dale Fogle & Rosario Rizzo
2021 Liberty Road
Eldersburg, MD 21784

ATTORNEY: John T. Maguire

REQUEST: A conditional use request for retirement homes (21 units).

LOCATION: The site is located at 5718 Strawbridge Terrace (and unimproved adjoiner), Eldersburg, on property zoned "R-20,000" Residential District in Election District 5.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-79 C, 223-186 A (2) and 223-191

HEARING HELD: May 27, 2004

FINDINGS AND CONCLUSION

On May 27, 2004, the Board of Zoning Appeals (the Board) convened to hear a conditional use request for retirement homes (21 units). Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The Applicants plan to develop the subject 4.6762 property as an upscale "age 55 and over" senior housing community with 21 single-family residences. It will be a condominium property, with grass cutting, landscaping and property maintenance performed by the condominium association. A resident must be at least 55 years or older to live there. A private road maintained by the condominium association will serve the project. Traffic is expected to be minimal, as this is an age-restricted community of couples and single residents, rather than families. An appraiser accepted as an expert by the Board credibly testified that the project would not adversely affect property values in the neighborhood.

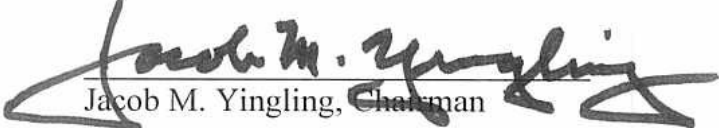
OFFICIAL DECISION
C4936
Page Two

The Board finds that the proposed use at this location will not generate adverse effects above and beyond those normally associated with such a use. Accordingly, the conditional use is granted, subject to the following conditions:

1. A site plan will be submitted to the county, which will include, if deemed appropriate by the county, a fence around any storm water ponds on the property.
2. The use will be limited to 21 units.

Date

6/16/04


Jacob M. Yingling, Chairman