

**Tax Map/Block/Parcel
No. 46-15-17**

**Building Permit/Zoning
Certificate No. 05-0087**

Case 5018

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

APPLICANT: North Carroll Community School, Inc.
1081 Beggs Road
Westminster, MD 21157

ATTORNEY: Daniel Murphy

REQUEST: A conditional use for a private school to be located within a proposed 30,000 sq. ft. building and variances as needed.

LOCATION: The site is located at 535-A Old Westminster Pike, Westminster, on property zoned "I-R" Restricted Industrial in Election District 7.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-118 B, 223-99 G and 223-191

HEARING HELD: February 22 & 24, 2005

FINDINGS AND CONCLUSION

On February 22 & 24, 2005, the Board of Zoning Appeals (the Board) convened to hear a conditional use request for a private school to be located within a proposed 30,000 sq. ft. building and variances as needed. The Board made the following findings and conclusion:

There will be a previously approved 30,000 square foot two-story building on the subject property. The Applicant is proposing to use 5,200 to 5,500 square feet of the new building to open a new private school. The school will have 4 independent classrooms and an area set aside for a pre-school. The building will be served by public utilities. There are several other "non-industrial" users on or in the vicinity of the proposed school.

The new school will consist of pre-kindergarten classes through grade 5. Hours will be from 8:30 a.m. to 3:30 p.m. with the drop off and pick up of students commencing at 8:00 a.m. and ending at 4:00 p.m. There will be a maximum of eighty (80) students in the school. No full-time summer instruction is planned, although a summer "educational camp" at the school may

OFFICIAL DECISION

C5018

Page Two

occur. An employee will meet students at the front door. No buses or cafeteria service will be provided. There will be three instructors and a part-time secretary at the school.

The Board finds that the propose school fulfills a need in the County, and will not result in adverse effects here greater than elsewhere in the zone. Accordingly, the request for a conditional use is granted.

Date

3/11/05


Jacob M. Yingling, Chairman