

Tax Map/Block/Parcel
No. 39-15-761

Building Permit/Zoning
Certificate No. 92-2681

Case 3838

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

APPLICANT: Westminster Rescue Mission
Reverend William M. Correll III, Executive Director
P.O. Box 285
Westminster, Maryland 21157

ATTORNEY: Daniel Murphy, Esquire
237 East Main Street
Westminster, Maryland 21157

REQUEST: Expansion of the existing facilities consisting of a hospital (Class B) classified as a nonconforming use and a retirement home conditionally authorized in Case 1696 by the addition of four beds in a separate building and four beds in the dormitory building

LOCATION: 658 Lucabaugh Mill Road in Election District 7

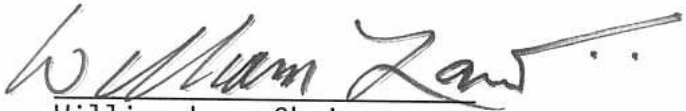
BASES: Article 4, Section 4.3(a)(1); Article 17, Section 17.2; Ordinance 1E (The Carroll County Zoning Ordinance)

HEARING HELD: May 25, 1993

FINDINGS AND CONCLUSION

The application, testimony and evidence comprising the record of this case are hereby included by reference in this decision. Based on the record, the request was approved. The pertinent findings include the facts that the conditional use was authorized May 8, 1981. In Case 2224, the proposed site plan was revised for the dormitory, a variance to the minimum distance requirements was approved, and condition 9, requiring connection to public sanitary sewerage facilities was deleted. Originally, the facility was limited to thirty-two beds with future enlargement subject to Board authorization unless permitted by the zoning ordinance. Later, the property was rezoned in the comprehensive rezoning of Westminster and environs to "C" Conservation District. As neither the hospital or the retirement home are permitted in the district, the uses are nonconforming. However, the standard for considering the request continues to be Section 17.7 of Ordinance 1E. In light of those standards and the record of this case, the Board is convinced that the use has been, and will continue to be, beneficial to the community without adversely affecting the residents of adjacent properties or the values of those properties.

6/8/93
Date


William Law, Chairman

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