

Tax Map/Block/Parcel  
No. 74-14-289

Building Permit/Zoning  
Certificate No. 96-3905

Case 4195

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND

APPLICANT: Debbie A. Cole  
975-C Tonia Court  
Eldersburg, Maryland 21784

REQUEST: A conditional use request for a day care facility

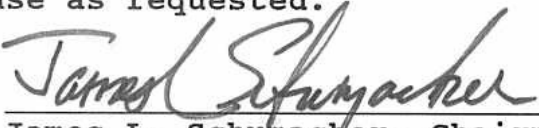
LOCATION: 2108 Liberty Road on property zoned "R-20,000"  
Residence District in Election District 5

BASIS: Article 7, Section 7.2(f); Ordinance 1E (The  
Carroll County Zoning Ordinance)

On December 27, 1996, Debbie Cole, the applicant, filed a request for a conditional use on property zoned "R-20,000" which she has leased. The conditional use request is for a day care center for not more than 50 children. On January 29, 1997, the Board held a hearing in the request.

The facts as determined by the Board are as follows. The subject property is approximately .44 acres. It is improved by a single-story brick dwelling which was previously used as a real estate office. The applicant is leasing the property from the owner for the purpose of establishing a day care facility. The hours of operation for the facility will be Monday through Friday, 6:30 a.m. to 9:30 a.m. and 3:30 p.m. to 6:30 p.m. On vacation days, the center will be operating from 6:30 a.m. to 6:30 p.m. There will be no evening hours. There will be an outside play area behind the parking lot which is to be upgraded. The existing access to the site has been paved past the entrance. Although there is an apartment in the dwelling, it will not be occupied nor is its use authorized as an apartment. The Board is concerned about the number of vehicles arriving and departing the site on a daily basis. However, since the location of the structure is that of the first house on the access road, the effect of the traffic on the neighbors will be minimized. Therefore, the Board approves the use as requested.

MARCH 5, 1997  
Date

  
James L. Schumacher, Chairman

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March 4, 1997