

Tax Map/Block/Parcel
No. 73-03-712

Building Permit/Zoning
Certificate No. 01-0930

Case 4594

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Gail & Juan G. Aznar
1649 Armistice Way
Marriottsville, Maryland 21104

ATTORNEY: N/A

REQUEST: A request to expand a previously approved day care center in a professional office building to accommodate an additional 45 children.

LOCATION: The site is located at 730 Old Liberty Road, Eldersburg, MD 21784, on property zoned "R-20,000" Residential District in Election District 5.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223.79(F)

HEARING HELD: May 30, 2001

FINDINGS AND CONCLUSION

On May 30, 2001, the Board of Zoning Appeals (the Board) convened to hear the application to expand a previously approved day care center in a professional office building to accommodate an additional 45 children. Conditional use approval for the day care center was granted in Case 4049 on September 13, 1995 and amended in Case 4239 on September 4, 1997.

Presently, the day care center consists of four classrooms that are used for two, three, four and five year old children. In 1997 the center expanded to include four-year-old children. The Applicants are now requesting a 2400 Sq. Ft. expansion for the day care center to offer an alternative program before and after school. Part of the existing parking lot will be fenced and used as a playground area. The medical center directly below the day care center will become vacant. The day care center is planning to occupy that space for the additional enrollment of 45 children. This space would be used before and after school by children, up to the age of 12. The children will leave by 9:00 A.M. and will return at 2:30 P.M. until 6:00 P.M. Transportation will be provided to and from school by the day care center. Presently, the day care center has 13 employees. When the expansion is completed, an additional 6 employees will be hired.

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The Board finds that the proposed expansion at this location is appropriate and will not result in adverse effects above and beyond those inherent in such a use. However, the Board believes that the imposition of conditions is appropriate in this case to minimize impacts to surrounding residences. Accordingly, an expansion of the conditional use is granted with the following conditions:

- 1). A 6 Ft. or greater closed fence shall be erected around the proposed play area
- 2). A 5 Ft. or greater closed fence shall be erected along the property line next to 726 Old Liberty Road
- 3). A second row of staggered bushes (same as existing planting) shall be planted along the property line at 726 Old Liberty Road
- 4). A stop sign shall be erected at the exit on the property to deter speeding

6-26-01

Date

Ronald F. Hoff

Ronald F. Hoff, Chairman