

Tax Map/Block/Parcel  
No. 74-19-545

Building Permit/Zoning  
Certificate No. 04-4147

Case 5012

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

**APPLICANT:** Patton Homes, Inc.  
10 Venture Way  
Sykesville, MD 21784

**ATTORNEY:** Clark Shaffer

**REQUEST:** A conditional use for a retirement community consisting of 28 villa style condominium units.

**LOCATION:** The site is located at 7012 Macbeth Way, Sykesville, on property zoned "R-10,000" Residential District in Election District 5.

**BASIS:** Code of Public Local Laws and Ordinances, Chapter 223-86A, 223-79 C and 223-186 A (2)

**HEARING HELD:** January 26, 2005

**FINDINGS AND CONCLUSION**

On January 26, 2005, the Board of Zoning Appeals (the Board) convened to hear a conditional use request for a retirement community consisting of 28 villa style condominium units. The Board made the following findings and conclusion:

The Applicant is proposing a senior housing project of "villa style" condominiums on a 5.38 acre parcel on Macbeth Way. The site is located in a neighborhood of single family homes. The new villas will be constructed with a mix of vinyl, brick, and stone. Each 1-1/2 story unit will have a garage and 2,400 – 2,600 sq. ft. of living space.

Access to the project will be from Macbeth Way. The project will be served by public water and sewer, although water is currently unavailable due to a County imposed moratorium.

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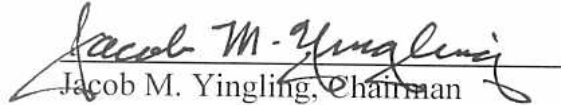
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A traffic expert engaged by the Applicant, whom the Board finds to be credible, testified that the proposed development will not adversely affect the area road system. In addition, a certified appraiser, whom the Board found to be credible, testified that there will be no adverse impact on the property values in the surrounding area.

Based upon the above, the Board finds that the proposed use will not generate adverse affects greater here than elsewhere in the zone. Accordingly, the conditional use is granted.

Date

2/16/05

  
Jacob M. Yingling, Chairman