

**Tax Map/Block/Parcel  
No. 46-13-1550**

**Case 5340**

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

**APPELLANT:** Carroll Hospital Center  
200 Memorial Avenue  
Westminster, MD 21157

**ATTORNEY:** Isaac Menasche

**REQUEST:** A variance from the front setback of 150 ft. to 15 ft.; a height variance from 20 ft. to 46 ft.; and, a variance from a 3-story to a 5-story structure to allow the construction of a parking garage.

**LOCATION:** The site is located at 200 Memorial Avenue, Westminster, on property zoned "R-20,000" Residential District in Election District 7.

**BASIS:** Code of Public Local Laws and Ordinances, Section 223-81, 1223-82, 223-180 (c), 223-181 and 223-186

**HEARING HELD:** July 26, 2007

**FINDINGS AND CONCLUSION**

On July 26, 2007, the Board of Zoning Appeals (the Board) convened to hear a request for a variance from the front setback of 150 ft. to 15 ft.; a height variance from 20 ft. to 46 ft.; and, a variance from a 3-story to a 5-story structure to allow the construction of a parking garage. The Board made the following findings and conclusion:

The Applicant is a rapidly growing community hospital. It currently has 216 beds for patients, and hopes to have up to 280 beds in the future. Planned growth at the hospital will necessitate additional parking for patients and staff. The planned hospital expansion will inevitably result in further loss of available surface parking. As a result, the Applicant is planning for a new five story 684 space parking garage to handle parking needs.

The hospital existed on this site prior to the zoning designation of the property as "R-20,000". The hospital property has topographical challenges, including steep slopes. In addition, the hospital property is running out of space for any additional parking. A parking garage will use up less space than a parking lot and enable more of the property to be utilized for

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any necessary expansion of the hospital. There is no other feasible location on the hospital property for the proposed garage.

Based upon the topography and size of the hospital property, as well as the need for the additional parking, the Board found that conditions peculiar to the property existed such that the failure to grant the requested variances would result in undue hardship and practical hardship. Accordingly, all the requested variances were granted, with a condition that the 2 lots on which the garage is to be located must be consolidated.

8/23/07

Date

Jacob M. Yingling  
Jacob M. Yingling, Chairman