

Tax Map/Block/Parcel
No. 52-14-23
Case 5815

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: CTM Properties
3703 Wine Road
Westminster, Maryland 21158

ATTORNEY: Bradford I. Webb, Esq.

REQUEST: A request for a conditional use for a sixteen bed assisted living facility.

LOCATION: The site is located at the remainder lot E/S Nelson Road, Westminster, Maryland on property zoned "A" Agricultural in Election District 4.

BASIS: Code of Public Local Laws and Ordinances, Section 158.170 (E) (r).

HEARING HELD: February 24, 2015

FINDINGS AND CONCLUSION

On February 24, 2015, the Board of Zoning Appeals (the Board) convened to hear the request for a conditional use for a sixteen bed assisted living facility. Based on the testimony and evidence presented, the Board made the following findings and conclusions:

CTM Properties requested to place a 16-bed assisted living facility on Nelson Road in Westminster, Maryland. Kimbra Meekins testified as the owner of four assisted living facilities in the county. The other four locations for the Golden Crest assisted living facilities are on St. Paul Road, Evergreen Drive, Nelson Road, and Albert Rill Road. Each of the four locations is in Carroll County, Maryland; is located in residential communities; and is a 16-bed assisted living facility. The 16-bed facility includes all private rooms. The Golden Crest facilities have been in Carroll County for more than twenty years. The establishments are in community settings. The establishments are licensed for level three care with the Maryland Department of Health and Mental Hygiene. The facility would also offer hospice care to its residents. She and her husband visit the facilities on a daily basis.

Golden Crest decided to put residents in a one level facility, because it recognized that it was difficult for residents to maneuver in multiple level buildings. Mrs. Meekins testified that

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there was a need for assisted living facilities in the county. She currently has waiting lists for her present facilities. The goal at Golden Crest is to allow residents to age in place. She typically has ten employees to cover a 16 bed operation. The newest facility would have approximately twelve employees including nurse's aides, a cook, administrative staff, and an activity director. Two of the nursing staff would be on duty at any one time.

John Lemmerman, with RTF Associates, Inc., a land surveyor, prepared the Concept Plan for the 16-bed assisted living facility. The requested location is near one of the existing locations. Because of the close proximity there would be minimal new signage. The two facilities would also share a driveway. All the entrances to the building would be at ground level. All of the rooms are private and have full bathrooms. The building would be handicap accessible in the front and rear. One wing of the building would include a basement area for storage. It would only be utilized by staff and employees.

In considering the necessary factors, the Board authorized the conditional use requested by Mrs. Meekins. The conditional use is consistent with the provisions of the zoning ordinance and will not unduly affect residents of adjacent properties, the values of those properties or public interests.

Date

Brian DiMaggio, Chairman

Decisions of the Board of Zoning Appeals may be appealed to the Circuit Court for Carroll County within 30 days of the date of the decision pursuant to Article 66B, Section 4.08 of the Annotated Code of Maryland Rules of Procedure.

Pursuant to Section 158.133 (H)(3) of the County Code, this approval will become void unless all applicable requirements of this section are met. Contact the Office of Zoning Administration at 410-386-2980 for specific compliance instructions.