CARROLL COUNTY GOVERNMENT
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Office of
Zoning Administration

Official Decision
Case ZA-1168
Zoning Administrator
Carroll County, Maryland

APPLICANT: Ridge L.L.C.

REQUEST: Expansion and structural alteration of a non-conforming use (assisted living facility)

LOCATION: 3816 Ridge Rd.
Westminster, Md. 21157

MAP/BLOCK/PARCEL: 61/11/296

APPLICABLE REGULATIONS: Code of Public Local Laws and Ordinances, Chapters 223-9A and 223-181

HEARING HELD: December 2, 2009

FINDINGS AND CONCLUSIONS

Based on the testimony and evidence presented at the hearing the expansion and structural alteration of a non-conforming use (assisted living facility) is granted.

Facts which support the request are as follows:

This assisted living facility was opened before the use was changed to a conditional use in the Zoning Ordinance, thereby making it a nonconforming use. The applicant now wishes to expand the assisted living by adding a 1500 square feet addition to accommodate up to 16 residents. The addition will meet all setback and parking requirements and will cause a minimal increase in traffic.

No neighbors were present at the hearing opposing this request; therefore, the granting of this expansion should have no adverse effect on any adjoining property owners.

This approval is valid for one year from the date of this decision.

Note: An appeal of a Decision made pursuant to Chapter 223-181.2 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrator's decision in accordance with Chapter 223-182 and 223-188 of the Code of Public Local Laws and Ordinances.

A decision of the Zoning Administrator made pursuant to Chapter 223-181 is final and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

December 9, 2009
Date

Gayle Fritz
Gayle Fritz
Zoning Administrator