

Tax Map/Block/Parcel
No. 40-4-289

Building Permit/Zoning
Certificate No. 92-2089

Case 3762

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: K and M Partnership
Four Seasons Sports Complex
Kevin Bidelspach, President
2710 Hampstead-Mexico Road
Hampstead, Maryland 21074

REQUEST: A conditional use to modify approval of a commercial recreation facility previously authorized in Cases 931, 1285, 1331, 2222, 2746, and 3479 by conversion of indoor tennis courts to indoor soccer fields and other indoor recreation uses

LOCATION: 2710 Hampstead-Mexico Road (Md. Rt. 482) in Election District 8

BASIS: Article 6, Sections 6.3(o) and 6.7; Ordinance 1E (The Carroll County Zoning Ordinance)

HEARING HELD: July 29, 1992

FINDINGS AND CONCLUSION

The application, testimony and evidence comprising the record of this case is hereby included by reference in this decision. Based on the record, the Board approved the request. The pertinent findings determining the Board's decision include the facts that the commercial recreation center was duly authorized by the Board in its written decision of June 24, 1976. Since then, the facilities within the center have been modified in order to accommodate new fitness and recreation programs. Although the conversion of the indoor tennis courts to indoor soccer fields and other indoor recreation uses will require enlargement of the parking facilities, the land use characteristics of the commercial recreation center will not be affected. In addition, there is no evidence to indicate that the change will unduly affect residents of adjacent properties, the values of those properties, or the public interests.

Aug. 5, 1992
Date

John Totura
John Totura, Chairman

JDN/bmh/c3762dec
August 5, 1992