

Tax Map/Block/Parcel  
No. 73-6-760

Building Permit/Zoning  
Certificate No. 92-2917

Case 3802

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

**APPLICANT:** Leroy M. Merritt  
2066 Lord Baltimore Drive  
Baltimore, Maryland 21207

**REQUEST:** A conditional use to allow a "B-G" General Business District use in an "I-R" Restricted Industrial District; to wit: an indoor athletic facility in a portion of the existing building

**LOCATION:** 1430 Progress Way in Election District 5; Eldersburg Business Center subdivision, Section 1, lot 2A recorded in Carroll County Plat Records in book 32, pages 35 and 36

**BASES:** Article 12, Section 12.2(b); Article 11, Sections 11.1(a), 11.5, and 11.6; Article 4, Section 4.26; Ordinance 1E (The Carroll County Zoning Ordinance)

**HEARING HELD:** October 26, 1992

**FINDINGS AND CONCLUSION**

The application, testimony and evidence comprising the record of this case are 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 athletic facility is a less intensive use than industrial uses that are otherwise permitted; the facility will not conflict with existing industrial or business uses located within the center; and, there is no indication that establishment of the indoor athletic facility will unduly affect the residents of adjacent properties, the values of those properties, or the public interests.

The applicant's attention is directed to Article 4, Section 4.26 of the zoning ordinance regarding site development plans.

Date

11/2/92

  
William Law, Chairman