

Tax Map/Block/Parcel  
No. 40-4-441

Building Permit/Zoning  
Certificate No. 92-2671

Case 3793

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

**APPLICANT:** Four Seasons Sports Complex  
2710 Hampstead-Mexico Road  
Hampstead, Maryland 21074

**REQUEST:** A conditional use for an outdoor soccer golf course, as a commercial recreation area, and a variance reducing the minimum distance requirements of 400 feet pertaining thereto

**LOCATION:** On about 22 acres located on the east side of Cape Horn Road north of Four Seasons Sports Complex at 2710 Hampstead-Mexico Road (Md. Rt. 482) in Election District 8

**BASES:** Article 6, Sections 6.3(o) and 6.7; Article 4, Section 4.12; Article 15, Section 15.5; Ordinance 1E (The Carroll County Zoning Ordinance)

**HEARING HELD:** September 22, 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 conditional use and variance, subject to submission of a revised site development plan of Four Seasons Sports Complex to the Zoning Administrator. The pertinent findings determining the Board's decision include the following facts:

The 22.4857 acre tract is located at the northeast corner of Hampstead-Mexico Road (Md. Rt. 482) and Cape Horn Road intersection, and abuts Four Seasons Sports Complex. In the past, the land has been used for growing agricultural crops.

The proposed outdoor soccer golf course is planned to open in the spring of 1993 without being illuminated, and will be operated in conjunction with Four Seasons Sports Complex, including parking. No buildings will be erected. In constructing the 18 hole course, grass will be established using the existing topography with fairways and holes similar to a customary golf course. Due to the particular characteristics of the proposed use and the location of the course relative to the adjoining properties, the variance to the minimum distance requirements is reasonable and necessary to

**Case 3793 Decision**  
**Page 2 of 2 pages**

allow establishment of the course. A minimum of 100 feet will be maintained from the roads and abutting residential lots. The layout of the course will be designed so that use of the abutting roads and adjacent residential properties will not be adversely affected. The course will be changed to correct any problem that may develop because of its design.

Indoor soccer programs will continue within the sports complex building September through March annually, and the outdoor course will operate April through August. The programs are independent of the other, and may be conducted concurrently in the spring and fall.

Suitable lighting of the course will be established if the venture is successful and can be economically justified. If lighting is established, the course will be closed at or before 11:00 p.m. and the lighting extinguished.

October 15, 1992

Date

William Law

William Law, Chairman

JDN/bmh/c3793dec  
October 14, 1992