

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

Building Permit/Zoning
Certificate No. 93-0620

Case 3835

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

APPLICANT: Kevin Bidelspach
Four Seasons Sports Complex and Fitness Center
2710 Hampstead-Mexico Road
Hampstead, Maryland 21074

REQUEST: A conditional use to amend conditions of authorization imposed in Case 3479 governing operation of the commercial recreation facility known as Four Seasons Sports Complex and Fitness Center

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

BASES: Article 6, Section 6.3(o); Article 17, Sections 17.2 and 17.6.5; Ordinance 1E (The Carroll County Zoning Ordinance)

HEARINGS HELD: April 27, 1993; continued May 25, 1993

FINDINGS AND CONCLUSION

The application, testimony and evidence comprising the record of this are hereby included by reference in this decision. Based on the record, the Board approved amendment of conditions 4 and 5 as stated in Case 3479. For purposes of continuity and reference, the conditions of authorization imposed in Cases 931, 1285, 1331, 2222, and 3479 governing the commercial recreation facility now known as Four Seasons Sports Complex and Fitness Center are:

1. In accordance with the Carroll County Planning and Zoning Commission's conditional approval of the site development plan, dated August 17, 1976, a revised site development plan shall be prepared and submitted to the Commission for review and approval. (This condition was satisfied following the decision in Case 3479.)
2. No additional principal permitted uses or accessory uses that would require additional parking spaces to be constructed to supplement the existing parking shall be permitted on the premises. This condition shall not preclude enlargement of the existing parking facilities, if such enlargement is necessary to satisfy the minimum requirements of the existing facility.
3. If the property is subdivided to create a lot located between Hampstead-Mexico Road and the parking facilities located in front of the commercial recreation facilities building, not less than 40 feet shall be provided from the southerly edge of the parking lot to the newly created line of

division in order to provide for a front yard for the commercial recreation facility. The parking facilities located in front of the commercial recreation facility building shall not be construed to satisfy the minimum required front yard.

4. The interior facilities and parking facilities may be used from 12:00 p.m., midnight, to 6:00 a.m. for not more than ~~eight~~ twenty-five special events per calendar year. Particular attention shall be directed to the management of the special events on the premises to minimize noise outside of the building from disturbing the surrounding peace and quiet. Written notice shall be forwarded to the Division of Zoning Enforcement at least 10 days in advance of holding a special event. If a special event is scheduled but cancelled, notice of the cancellation shall also be forwarded to Zoning Enforcement in order to maintain an accurate record of the number of special events held during a calendar year.
5. The exterior basketball, tennis and volleyball courts, and swimming pool facilities shall have a daily closing time of not later than 12:00 p.m., midnight, except when special events are conducted between May 1 and October 1 when the closing time may be extended until 2:00 a.m. Friday and Saturday mornings. The exterior lights providing illumination for these facilities shall be extinguished not later than 12:00 p.m., midnight, except when the exterior facilities remain open to not later than 2:00 a.m.
6. All lamps illuminating the exterior basketball, tennis and volleyball courts shall be shielded so as to prevent direct glare from individual lamps from being visible from Hampstead-Mexico Road (Md. Rt. 482) or Cape Horn Road. For purposes of clarification the term, "glare", shall not be construed to include "reflected light."
7. Alignment of all lamps illuminating the exterior basketball, tennis and volleyball courts shall be aimed so that the light rays do not extend unnecessarily beyond the courts intended to be illuminated.

6/10/93
Date


William Law, Chairman