

Tax Map/Block/Parcel
No. 46-15-1184A & 18

Building Permit/Zoning
Certificate No. 94-1613

Case 3934

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

APPLICANT: National Building Leasing, Incorporated
2922 Industrial Drive
Westminster, Maryland 21157

ATTORNEY: Charles M. Preston, Esquire
Stoner, Preston & Boswell
188 East Main Street
P.O. Box 389
Westminster, Maryland 21158-0389

REQUEST: A conditional use to allow a "B-G" General Business District use in an "I-R" Restricted Industrial District, to wit: a second commercial sports arena

LOCATION: 525 Old Westminster Pike in Election District 7

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: June 27, 1994

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 as requested. The pertinent findings determining the Board's decision include the facts that the conditional use authorized in Case 3781 was for the original arena as portrayed by the record and conceptual development plan. Subsequently, the site development plan depicting the arena was approved by the Planning and Zoning Commission. Thereafter, the arena was constructed and has been operating successfully without adversely affecting the residents of adjacent properties, the values of those properties, or public interests. As proposed, the second arena will be smaller than the first, and in the opinion of an expert in real estate values, will not adversely affect the neighborhood. Consequently, the Board is convinced that the proposed center is in accord with the provisions of the zoning ordinance and decisions of the courts.

7-14-94
Date

Claude R. Rash
Claude R. Rash, Chairman