

**Tax Map/Block/Parcel
No. 68-13-470**

Case 5550

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

APPLICANT: Gregory Savage
5845 Pine Brook Farm Road
Sykesville, Maryland 21784

ATTORNEY: N/A

REQUEST: An application for a conditional use for a recreational dance facility in an existing building.

LOCATION: The site is located at 102 Competitive Goals Drive, Sykesville, MD 21784, on property zoned "I-R" Restricted Industrial District in Election District 14.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-118 (b)

HEARING HELD: June 29, 2010

FINDINGS AND CONCLUSION

On June 29, 2010, the Board of Zoning Appeals (the Board) convened to hear the request for a conditional use for a recreational dance facility in an existing building. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The Applicant wishes to relocate a recreational dance studio to an existing 6,500 square foot building in the "I-R" Industrial Restricted zone. The building is located in a light industrial office/business park and is currently used by a contractor for storage and as a showroom. The building will be used to house four studios for dance instruction. Typically, there will be 40 students per session using the dance facility. The Applicant has 8 instructors, including his spouse who will run the operation.

Ample parking exists at this location. Dance sessions are staggered, and parents usually drop off the students and return later to retrieve them. The building is located near a large gymnastics facility and other commercial uses.

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Based on the above, the Board found that the proposed dance studio at this location is an ideal use for this structure and it will be consistent with other uses in the neighborhood. The proposed use will not generate noise, traffic, congestion or other adverse effects greater here than elsewhere in the "I-R" zone. Accordingly, the conditional use was granted.

July 22, 2010
Date

Charles H. Wheatley III
Charles H. Wheatley, III, Chairman