

**Tax Map/Block/Parcel
No. 46-01-841
Case 5599**

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

APPLICANT: Timur Berezovsky
575 Rich Mar Street
Westminster, MD 21158

ATTORNEY: N/A

REQUEST: An application for a conditional use for an indoor archery range and retail sales of archery equipment and supplies and a variance from the 5 times required distance requirement of § 223-16.

LOCATION: The site is located at 100 Railroad Avenue, Suite 103, Westminster on property zoned “I-G” General Industrial District in Election District 7.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-118 (B) and 223-16

HEARING HELD: June 23, 2011

FINDINGS AND CONCLUSION

On June 23, 2011, the Board of Zoning Appeals (the Board) convened to hear the request for an indoor archery range and retail sales of archery equipment and supplies and a variance from the 5 times required distance requirement of § 223-16. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The Applicant wishes to relocate his archery sales business to this property. This long brick and concrete structure is perfectly suited for an archery practice range in connection with the business.

The Applicant will only be open on weekends and anticipates 2 customers at a time per day. Hours of operation will be from 11:00 a.m. to 7:00 p.m. He will sell and repair archery equipment and teach the sport. This use will be silent, unlike a gun range. The surrounding businesses will be closed when he is open. There is a dance studio upstairs in the building. There will be no other employees at this time.

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The Board found that this business will generate no noise or dust, minimal traffic, and it is consistent with other uses in the neighborhood. An archery store at this location will not generate adverse effects here greater than elsewhere in the zone. Accordingly, the conditional use was granted.

As for the variance, the imposition of the 1,000 foot distance requirement to this use, (which is generally applicable to gun ranges), would result in practical difficulty and undue hardship when applied to the store/archery range. The building already exists in its current location. Thus, the variance was granted.

20 July 2011
Date

Gary Dunkleberger
Gary Dunkleberger, Chairman

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Decisions of the Board of Zoning Appeals may be appealed to the Circuit Court for Carroll County within 30 days of the date of the decision pursuant to Article 66B, Section 4.08 of the Annotated Code of Maryland Rules of Procedure.

Pursuant to Section 223-192C of the County Code, this approval will become void within 1 year from the date of this decision unless the use or variance is implemented. Please contact the Zoning Administrator at (410) 386-2980 to obtain a zoning certificate.