

**Tax Map/Block/Parcel
No. 73-6-760**

**Building Permit/Zoning
Certificate No. 01-2668**

Case 4627

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

APPLICANT: Merritt Athletic Club, Inc.
2064 Lord Baltimore Drive
Baltimore, Maryland 21244

ATTORNEY: J. Brooks Leahy

REQUEST: An application for a conditional use for a business use in an industrial zone to operate a sports complex, including: a swimming pool; ice skating rink; gymnasium; exercise facilities; volleyball courts; tennis courts; locker rooms; snack bar and related offices.

LOCATION: The site is located at Lot 8, Progress Way, Eldersburg, MD 21784, on property zoned "IR" Restricted Industrial District in Election District 5.

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

HEARING HELD: September 25, 2001

FINDINGS AND CONCLUSION

On September 25, 2001, the Board of Zoning Appeals (the Board) convened to hear the request for business uses in an industrial zone to operate a sports complex including a swimming pool, ice skating rink, gymnasium, exercise facilities, volleyball courts, tennis courts, locker rooms, snack bar and related offices.

The Applicant envisions an outdoor Olympic sized pool and a 25,000 sq. ft. building with a sports pavilion. One hundred nine parking spaces will be provided, which exceeds amount required by County code. Location of this site is remote and will not promote noise, dust, smoke or fumes. This will not be a private club, and members of the public shall "pay at the door" for each use.

The Board finds that the proposed use at this location within the zone will not generate adverse effects above and beyond those normally associated with such a use. Accordingly, the request for a conditional use is granted.

OFFICIAL DECISION
Case 4627
Page Two

10/25/01

Date

Karl V. Reichlin

Karl V. Reichlin, Chairman