

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

Building Permit/Zoning
Certificate No. 96-3086

Case 4151

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

APPLICANT: K & M Partnership
d/b/a Four Seasons Sports Complex
2710 Hampstead-Mexico Road
Hampstead, Maryland 21074

ATTORNEY: Michelle Ostrander, Esquire
23 North Center Street
Westminster, Maryland 21157

REQUEST: To modify the conditional use request previously authorized in Case 3762 to enlarge the sports facility by construction of a new 195' x 105' building and associated walkways and parking to be used for indoor soccer

LOCATION: 2710 Hampstead-Mexico Road on property zoned "A" Agricultural District in Election District 8

BASIS: Article 6, Section 6.3(o); Ordinance 1E (The Carroll County Zoning Ordinance)

On October 25, 1996, the Board of Zoning Appeals held a hearing on the applicant's request to modify the conditional use previously authorized in Case 3762 at 2710 Hampstead-Mexico Road on property zoned "A" Agricultural District in Election District 8. The applicant, K & M Limited Partnership was represented by Michelle Ostrander, Esquire.

FINDINGS

Mr. Greg Newman testified on behalf of the application. He is a partner of K & M Limited Partnership which operates the Four Seasons Sports Complex. The operation was the subject of numerous other requests with which the Board is intimately familiar. Also testifying on behalf of the applicant were Mr. Douglas Barmoy and Mr. Joseph Anthony Legge. The property consists of 18.9+ acres. It is currently improved with a large building, parking lot, swimming pool, basketball court, volleyball court and tennis court. Also authorized but not constructed are two batting cages, a miniature golf course and another small building.

The applicants would like to expand the operation and

construct an additional building measuring approximately 85 x 185 feet and related parking. The building would primarily be used for indoor soccer. It would be constructed with a "sports floor" and have a seating capacity of 100-150 persons. Other sports, such as roller hockey, and indoor basketball would also be played in the building when available. In addition, the applicant would like to be permitted to utilize the building for "Expos and Craft Shows". The purpose of the shows would be to generate funds to help defray the costs of the capital improvements. The shows would not be the principle or primary use of the building. Rather, the applicants contemplate having only a limited number of shows each year.

The Board adopts the uncontested testimony as its findings. The Board notes that the sports complex has been in operation for a number of years without any adverse effects on the neighborhood. The proposed plan (Exhibit 1) depicts a large Stormwater Management Facility. The facility may be a wet or dry management pond.

The Board hereby approves the request subject to the following conditions.

1. Full Site Plan Review addressing landscaping and parking.
2. The Stormwater Management Facility must be enclosed with a 4 foot fence suitable to prevent small children from accessing the facility. The fence must be of a kind that small children may not climb e.g. wooden fence rails with wire mesh anchored to its exterior.

12/6/96

Date

Karl V. Reichlin
Karl V. Reichlin, Chairman