

**Tax Map/Block/Parcel
No. 32-23-12**

**Building Permit/Zoning
Certificate No. 99-3018**

Case 4447

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

APPLICANT: Patrick and Susanne Flynn
3000 Snydersburg Road
Hampstead, MD 21074

REQUEST: A conditional use for recreational facilities

LOCATION: Located at 3000 Snydersburg Road, Hampstead, on property zoned
"A" Agricultural District in Election District 8

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

HEARING HELD: November 30, 1999

FINDINGS AND CONCLUSION

On November 30, 1999, the Board of Zoning Appeals (the Board) convened to hear the application of Patrick and Susanne Flynn (the Applicants) for a conditional use to develop a portion of 56 acres of land zoned "A" Agricultural as an expansion of an existing recreation park. Mr. Patrick Flynn testified on behalf of the Applicants.

Based upon the testimony of the Applicants, the Board makes the following findings of fact. The 56 acres that is the subject of the application abuts "Cascade Lake", a large recreation facility owned and operated by the Applicants. "Cascade Lake" includes a lake for swimming, recreation areas, and play areas. The Applicants wish to expand "Cascade Lake" on to the subject property to provide for a 19 acre addition to the park. The Applicants intend to construct a 3,600 square foot swimming pool, ball fields and more recreational facilities on the additional acreage. The applicants expect that the proposed expansion would enable them to accommodate up to 300 additional customers to the park, and would generate additional traffic in the form of 100 more automobiles and 3 to 4 more buses.

The Applicants intend to relocate the existing entrance to "Cascade Lake" so that patrons awaiting entrance to the park would wait in line in a driveway on the subject property rather than lining up on Snydersburg Road. In addition, the Applicants would ensure that the park expansion

would include land buffers between the park and the neighboring residences.

Based on the above findings of fact, the Board makes the following conclusions of law. A conditional use should be granted unless the use would have adverse effects at the particular location proposed greater than the adverse effects ordinarily associated with that use within the zone. The Board finds that the Applicant has presented a well considered, thoughtful plan for the expansion, and the location is ideal for the proposed use. The relocation of the entrance will eliminate park related traffic jams on Snydersburg Road. The land buffers proposed by the Applicants will greatly alleviate noise and provide privacy for the park and the adjoining neighbors. In addition, the Applicants will retain woodlands and pastures on the property which will serve to maintain the character of the neighborhood.

Accordingly, the Applicant's request for a conditional use to develop a portion of 56 acres of land zoned "A" Agricultural as an expansion of an existing recreational area is approved.

12/16/99

Date

Karl V. Reichlin

Karl V. Reichlin, Chairman