

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

Building Permit/Zoning  
Certificate No. 96-1541

Case 4109

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND

**APPLICANT:** Gregg Newman, President  
Four Seasons Sports Complex  
2710 Hampstead-Mexico Road  
Hampstead, Maryland 21074

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

**REQUEST:** A conditional use for the addition of a miniature golf course, batting cages, golf driving range, and arcade center, and a variance waiving the minimum distance requirements of 400 feet pertaining thereto

**LOCATION:** 2710 Hampstead-Mexico Road (Md. Rt. 482) in Election District 8

**BASES:** Article 6, Sections 6.3(o) and 6.7; Article 4, Sections 4.12 and 4.26; Article 15, Section 15.5.4(d); Ordinance 1E (The Carroll County Zoning Ordinance)

**HEARING HELD:** May 28, 1996

FINDINGS AND CONCLUSION

The application, testimony and evidence comprising the record of this case are hereby included by reference in this decision. Based on the record and in accordance with the state Open Meetings Act, the Board authorized the conditional use and variance, as generally depicted on the concept plan, Applicant's Exhibit 3, subject to the following conditions of authorization:

1. Landscaping, consisting of approximately 12 mixed evergreen trees, 1½ inches caliber, 6 feet tall, shall be planted, and maintained thereafter, adjacent to the west side of batting cages.
2. The existing evergreen trees along Md. Rt. 482 shall be maintained.
3. The arcade center shall be constructed of cinder or concrete block, with exterior walls of brick. The brick shall, as closely as possible, match the brick used in constructing the principal building. The maximum dimensions of the center shall be 24 feet by 40 feet. The arcade center shall not be construed to be an amusement arcade as defined in Article 20 of Ordinance 1E.
4. Not more than four batting cages shall be established.
5. Not more than ten tees shall be established for the golf driving range.

6. The closing time for the miniature golf course, batting cages, golf driving range and arcade center shall be 11:00 p.m.

The pertinent findings determining the Board's decision include the following:

- the miniature golf course, batting cages and golf driving range are all seasonal outdoor recreational activities intended to complement the existing sports complex
- suitable lighting will be installed for each activity
- low volume background music will be played at the miniature golf course
- snacks and refreshments will be available at the arcade center
- existing parking facilities will serve the proposed uses
- the variance waiving the minimum distance requirements is necessary to accommodate the proposed site plan
- as proposed, and subject to the conditions of authorization, the miniature golf course, batting cages, gold driving range, and arcade center will not unduly affect residents of adjacent properties, the values of those properties, or public interests

6/17/96

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Date

Karl V. Reichlin

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Karl V. Reichlin, Chairman