

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

Building Permit/Zoning  
Certificate No. 05-2866

Case 5130

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

**APPLICANT:** GymJam, LLC  
719 Cockey's Mill Road  
Reisterstown, MD 21136-5117

**ATTORNEY:** Kenneth Michael Williams

**REQUEST:** Alteration of a non-conforming use to be used as a children's activity and learning center.

**LOCATION:** The site is located at 1430 Progress Way, Suites 117-118, Eldersburg on property zoned "I-R" Restricted Industrial District in Election District 5.

**BASIS:** Code of Public Local Laws and Ordinances, Chapter 223-9 B

**HEARING HELD:** September 29, 2005

**FINDINGS AND CONCLUSION**

On September 29, 2005, the Board of Zoning Appeals (the Board) convened to hear a request for an alteration of a non-conforming use to be used as a children's activity and learning center. The Board made the following findings and conclusion:

The subject property is Lot 2A of the Eldersburg Business Center, located between Bennett Road and Progress Way. The Applicant wishes to use a 6,000 Square Feet space in the existing building for a children's activity and learning center. The facility will house gymnastic equipment and will be geared towards children up to age 6. Parents must attend sessions with children less than 3 years of age.

The facility will be open from 10:00 a.m. to 8:00 p.m. seven days per week. Sessions for the children will last just under one hour with no more than 20 children per session. There will be 4 full-time employees. There will also be a "celebration room" for children's parties.

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The use is proposed in a portion of the building which previously housed a busy indoor sports arena that was rented out hourly for games of field hockey, lacrosse, soccer, and similar sports. In addition, a day care center, which is allowed at this location as an accessory use, could support up to 137 children.

The Board finds that the proposed use is essentially similar to the previously existing sports complex, and will in fact be less intense with regard to traffic and noise. In addition, the use is similar to other approved uses in the park. According, the request for alteration of the non-conforming use is granted.

Oct 19, 2005

Date

Jacob M. Yingling  
Jacob M. Yingling, Chairman