

**Tax Map/Block/Parcel
No. 46-15-1184**

**Building Permit/Zoning
Certificate No. 01-2782**

Case 4632

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

APPLICANT: National Building Leasing, Inc.
406 Lucabaugh Mill Road
Westminster, Maryland 21157

ATTORNEY: Clark R. Shaffer

REQUEST: An application for an expansion of a conditional use granted in Case 4027 or, in the alternative, a request for a conditional use to allow a business use in a Restricted Industrial District for a commercial sports arena expansion, a variance from the parking requirements from 128 spaces to 121 spaces and a variance* from the side yard setback requirements from 30 Ft. to 21 Ft.

LOCATION: The site is located at 519 Old Westminster Pike, Westminster, MD 21157, on property zoned "IR" Restricted Industrial District in Election District 7.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-118 (B) and 223-121 (B)

HEARING HELD: September 26, 2001

FINDINGS AND CONCLUSION

On September 26, 2001, the Board of Zoning Appeals (the Board) convened to hear the request for an expansion of a conditional use granted in Case 4027 or, in the alternative, a request for a conditional use to allow a business use in a Restricted Industrial District for a commercial sports arena expansion, a variance from the parking requirements from 128 spaces to 121 spaces and a variance from the side yard setback requirements from 30 Ft. to 21 Ft.

The subject property is "Players", an existing family amusement center. Currently, the center houses two practice pitching rounds, six batting cages for softball or baseball, bumper cars, laser tag, four party rooms, amusement games and a jungle gym. The Applicant is proposing an expansion of the center in the form of a 15,000 square additional rectangular building to house an indoor baseball facility. As part of the expansion, the Applicant will install

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soundproofing measures in the building currently housing "laser tag", including the installation of acoustical tiles, insulation and drywall.

The Board finds that the proposed use at this location will not generate adverse effects above and beyond those normally associated with such a use. Accordingly, the conditional use is granted. However, to protect the health, safety and welfare of the community the following conditions are imposed:

1. The entire facility will be limited to 372 persons.
2. The sound abatement measures delineated in this decision will be instituted.

*It was determined at the hearing that a variance is unnecessary.

Oct. 26-01

Date

Ronald F. Hoff
Ronald F. Hoff, Chairman