CARROLL COUNTY GOVERNMENT
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Acting Zoning Administrator
Gayle Fritz

Official Decision
Case ZA-1016
Permit – 06-0777
Acting Zoning Administrator
Carroll County, Maryland

APPLICANT:	Eldersburg Business Center, Inc.
REQUEST:	A variance from the required minimum side yard setback from 100 feet to 80 feet for a sign
LOCATION:	1545 Progress Way Sykesville, Md. 21784
MAP/BLOCK/PARCEL:	73/6/760
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-138F and 181
HEARING HELD:	June 7, 2006

FINDINGS AND CONCLUSIONS

Based on the testimony and evidence presented at the hearing, the variance is granted.

Facts, which support the request for relief from the strict terms of the Ordinance, in this case, a reduction of the minimum required side setback of 100 feet to 80 feet for a sign, are as follows:

Even though this sign was constructed prior to applying for a building permit it was shown on the previously approved site plan for Friendship School. The applicant relied upon the approved site plan and believed the sign was approved in its existing location. This reliance constitutes sufficient hardship to justify the applicant's request.

Currently, Progress Way ends in a temporary cul-de-sac. If Progress Way is extended in the future, the sign will likely cause an obstruction to the sight distance of vehicles exiting the referenced location, which could constitute a zoning violation. While plans for that extension do not appear imminent, the extension of the road may require the sign to be moved in the future to a location that does not obstruct sight distance.

No neighbors were present at the hearing opposing the Applicant's request; therefore, the granting of this variance should have no adverse effect on any adjoining property owners at this time.

This approval is valid for one year from the date of a Zoning Certificate.

Note:

An appeal of a Decision made pursuant to Chapter 223-181.2 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrator's decision in accordance with Chapter 223-182 and 223-188 of the Code of Public Local Laws and Ordinances.

A decision of the Zoning Administrator made pursuant to Chapter 223-181 is final and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

June 10, 2006
Date

Gayle Fritz
Gayle Fritz
Acting Zoning Administrator