CARROLL COUNTY GOVERNMENT
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Office of
Zoning Administration

Official Decision
Case ZA-1083
Zoning Manager
Carroll County, Maryland

APPLICANT:	Sebeck Family Limited Partnership
REQUEST:	A variance from the required minimum front yard setback of 40 feet to 23 feet 9 inches for an on-premises advertising sign
LOCATION:	2200 Baltimore Blvd. Finksburg, Md.
MAP/BLOCK/PARCEL:	53/14/263
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-138F, 223-66 and 223-181
HEARING HELD:	November 7, 2007

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 front yard setback of 40 feet to 23 feet 9 inches for an on-premises advertising sign are as follows:

The applicants have erected an on-premises advertising sign for their existing business. The sign was constructed in front of the existing house which was built around 1956 and does not meet the current front setback requirement. If the sign was placed the required 40 feet back from the front property line it would be blocked from view by the house. Also, because of the slope of the land, this is the only practical location for the sign.

The granting of the Applicant's variance does not override the requirements of the Carroll County Building Code and the necessity for a building permit for this sign. This decision merely allows the Applicant to place a sign in a particular location on the property. To date, the Bureau of Permits and Inspections has no record of a building permit being applied for the referenced sign. In order to abate the existing Building Code violation, the Applicant must apply for a building permit for the existing sign.

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.

This approval is valid for 30 days and will expire at that time if the building permit for the sign is not applied for.

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.

November 14, 2007
Date

Gayle Fritz
Gayle Fritz
Zoning Manager