CARROLL COUNTY GOVERNMENT
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Office of
Zoning Administration

Official Decision
Case ZA-1086
Zoning Administrator
Carroll County, Maryland

APPLICANT: 141 Defense Highway, LLC
Nina Mentges

REQUEST: A variance from the allowed maximum height of 30 feet to 36 feet and from the maximum area of any one side of 200 square feet to 261 square feet for a sign

LOCATION: 3000 Gamber Rd.
Finksburg, Md.

MAP/BLOCK/PARCEL: 59/16/146

APPLICABLE REGULATIONS: Code of Public Local Laws and Ordinances, Chapters 223-138C&D and 223-181

HEARING HELD: December 5, 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 maximum sign height of 30 feet to 36 feet and the maximum area of any one side of a sign from 200 square feet to 261 square feet are as follows:

Finksburg Plaza is the occupant of this property and they would like to upgrade their existing sign. The new plan is for a monument sign. The sign will advertise the name of the shopping center and have a digital temperature display. The shopping center sits well back off Route 140, Baltimore Boulevard, and it is difficult to see which individual businesses are in the Center. Nina Mentges, who represented Finksburg Plaza, stated there are 20 tenants and each tenant would like to advertise on a panel on the sign. The smaller tenant panels will be approximately 4.5 feet x 1.5 feet in size and the anchor tenant panels will be approximately 3 feet X 8.5 feet in size. In addition, based on comments submitted by Steve Thomas, State Highway Administration, part of the sign is now in the State Highway right-of-way. Ms. Mentges has worked with SHA and the location of the new sign will be moved back out of the right-of-way.

The granting of this variance will not adversely affect the public safety or general welfare. In fact, it will not only enhance the appearance of the Center and the neighborhood in general but it will actually allow motorists to easily identify the tenants within the Center.

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

This approval is valid for one year from the date of this decision.

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.

Dec 19, 2007
Date

Ralph E. Green
Ralph E. Green
Zoning Administrator