CARROLL COUNTY GOVERNMENT
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Office of
Zoning Administration

Official Decision
Case ZA-1093
Zoning Manager
Carroll County, Maryland

APPLICANT: Jacquelyn MacMillan

REQUEST: A variance from the required minimum front yard setback of 40 feet to 11 feet 3½ inches for an existing business sign

LOCATION: 3438 Littlestown Pike
Westminster, Md. 21158

MAP/BLOCK/PARCEL: 21/10/529

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

HEARING HELD: April 2, 2008

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 variance from the required minimum front yard setback of 40 feet to 11 feet 3½ inches for an existing business sign are as follows:

The applicants have opened an arts, crafts and music store. According to testimony this building sits approximately 100 feet back from the front of the property, making it difficult to see from the road. For identification purposes the applicants have erected a sign approximately 11 feet from the front property line. If the sign were set back from the property line the required 40 feet it would be extremely difficult for motorists to try and locate the business while driving, creating hazardous conditions. The applicant had several letters of support, with most saying they had experienced difficulty locating the business before the sign was erected. There was also one citizen in attendance supporting the location of the sign.

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.

April 4, 2008
Date

Gayle Fritz
Gayle Fritz
Zoning Manager