CARROLL COUNTY GOVERNMENT
225 N. Center Street
Westminster, Maryland 21157
410-386-2980
Toll-free 1-888-302-8978
Fax 410-386-2451
TT 410-848-3017

Office of
Zoning Administration

**Official Decision**
**Case ZA-1120**
**Zoning Administrator**
**Carroll County, Maryland**

**APPLICANT:** David Patton
Donald Patton

**REQUEST:** A variance from the required setback of 100 feet to 86 feet on the west side and 100 feet to 60 feet on the east side for the location of a sign

**LOCATION:** 2833 Baltimore Blvd.
Finksburg, Md.

**MAP/BLOCK/PARCEL:** 59/10/323

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

**HEARING HELD:** January 7, 2009

## 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 setback of 100 feet to 86 feet on the west side and 100 feet to 60 feet on the east side for the location of a sign are as follows:

The applicants now have a business sign that is set 40 feet back from the front property line in order to meet the setback requirements for signs. The sign is almost impossible to see when traveling Route 140 where not only is the speed limit 55 miles per hour but the sign is blocked by a large tree on the neighboring property. Even in the winter when the leaves are not on the tree it is very difficult to see the sign. In the summer it completely blocks the sign. The business owner has received complaints that the property is so difficult to find that most times the customers are actually past before they see it and then they have to go all the way down to the shopping center, onto Route 91, make a left on Route 140 and continue until they come to a crossover that allows a u-turn to get back to the business. He also testified that some customers have actually pulled over and backed up on the shoulder of the road. The applicants feel the current location of the sign has resulted in a loss of business and creates a dangerous situation on the highway.

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.**

January 9, 2009
**Date**

Gayle Fritz
**Gayle Fritz**
**Zoning Administrator**