Jay C. Voight, Zoning Administrator

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Office of Zoning Administration

Department of
Land Use, Planning, & Development
Carroll County Government
225 North Center Street
Westminster, Maryland 21157

Official Decision
Case ZA-1296
Zoning Administration
Carroll County, Maryland

APPLICANT:	Amanda Thomas
REQUEST:	Side yard setback reduction of 20' to 5' for a sign
LOCATION:	2470 Collision Drive, Westminster, MD 21157
MAP/BLOCK/PARCEL:	58/05/481
APPLICABLE REGULATIONS:	Chapter 223-138 (F)
HEARING HELD:	July 6, 2011

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 to a side yard setback of 20' to 5' for a sign are as follows:

The applicant runs an assisted living facility on a use and common driveway and the property needs to be identified so that emergency crews and visitors can locate the facility. Being on a use and common driveway, the property at the roadway is only 20 feet wide, and most of that distance is paved driveway. Therefore, placing a sign anywhere in the UIC driveway can not meet the setbacks of 20'. The applicant was advised that the sign can not block the view of anyone pulling out onto the public road or pulling into the driveway. The sign shall be no larger than 2' x 4 ½'.

Neighbors were present at the hearing. 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 223-181 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.

July 13 2011
Date

Jay C Voight
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