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-1313
Zoning Administration
Carroll County, Maryland

APPLICANT:	Zion Media, LLC
REQUEST:	Variance to move two non-conforming outdoor advertising signs from Residential to Business Zoning
LOCATION:	2619 Baltimore Blvd. , Westminster, MD. 21157
MAP/BLOCK/PARCEL:	59/3/595
APPLICABLE REGULATIONS:	Chapters 223-9(A) and 223-181
HEARING HELD:	September 8, 2011

FINDINGS AND CONCLUSIONS

Based on the testimony and evidence presented at the hearing the variance is granted.

The facts of the case are as follows. Mr. Repert ended his contract with Clear Chanel for the two outdoor advertising signs with the intention of rebuilding them in the same location under Section 223-9 (D) and Section 223-139(C). The State of Maryland would not allow them to be rebuilt due to the fact that they are both located within residential zones. Therefore, the hardship is not being created by the applicant himself. This decision is allowing the applicant to rebuild the two signs as he would be under County Code.

It should also be noted that the applicant would be allowed under current County Code to build at least two new outdoor advertising signs on this section of his property, due to the fact that the property area in question is zoned Business Neighborhood Retail (B-NR), and in the B-NR zoning districts an outdoor advertising sign is a permitted use. By approving the moving of the two existing non-conforming outdoor advertising signs to a location on the property that is a more appropriate location for this use, it eliminates the possibility of additional outdoor advertising signs from being built.

It is noted however, that by approving the relocation of the two existing outdoor advertising signs, that when these are built they must conform to the height and sign area dimensions. The larger of the two signs must be rebuilt in a back to back configuration and must not have external lighting installed on them, as the original outdoor advertising signs were not external lighted.

There were neighbors and other interested parties present at the hearing, and all were given ample opportunity to voice their concerns or support; therefore, the granting of this variance relocation should have no adverse effect on 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.

Sept 12 2011
Date

Jay C. Voight
Zoning Administrator