Tax Map/Block/Parcel
No. 46-16-1193

Building Permit/Zoning
Certificate 93-0197

Case ZA-18

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Custom Wood Expressions, Inc.
835A Baltimore Boulevard
Westminster, MD 21157

REQUEST: A variance increasing the maximum allowable sign area from 200 square feet to about 418 square feet for 3 additional signs.

LOCATION: 835A Baltimore Boulevard

APPLICABLE REGULATIONS: Article 14, Section 14.23(c), Article 15, Section 15.5.

HEARING HELD: April 7, 1993

FINDINGS AND CONCLUSION

Based on the testimony and evidence presented at the hearing, the variance which would have allowed the 150 square foot sign is denied. A modified variance, totalling 68 square feet, is granted. The 68 square foot variance will allow a 3' x 4' sign on the Baltimore Boulevard side of the building, a 3' x 8' sign on the parking lot side of the building, and will cover a 4' x 8' directory sign not heretofore considered.

In light of the 200 square feet of sign area already in place, the applicant's argument that 150 square feet of additional sign exposure to the travelling public is necessary for the business to succeed is insufficient to substantiate practical difficulty or unnecessary hardship.

Furthermore, approval of the total request would be inconsistent with the spirit and intent of the sign regulations set forth in the zoning ordinance.

The three smaller signs approved with this variance serve as identification of a product line and of business(es) located within the building.

DATE: April 21, 1993 Solveig L. Smith
Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement

Code: Case18.FC