Tax Map/Block/Parcel
No. 73-12-720

Building Permit/Zoning
Certificate 95-1403

Case ZA-188

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Lancelotta & Assoc., Inc.
5034 Dorsey Hall Dr.
Suite 102
Ellicott City, MD 21042

REQUEST: A variance reducing the minimum front yard requirement from 40 feet to 0 feet for a freestanding sign located closer than 100 feet to an improved lot and a variance increasing the maximum allowable sign area from 192 square feet to about 256 square feet.

LOCATION: 1643 Liberty Road, in E.D. 5, lot 2 of Frank's Place, a subdivision recorded at 27/27.

APPLICABLE REGULATIONS: Art. 14, Sect. 14.23(c) and (f); Art.15, Sec. 15.5

HEARING HELD: June 7, 1995

FINDINGS AND CONCLUSION

Based on the testimony and evidence presented at the hearing, the variance for sign location is granted reducing the setback to 10 feet. The variance request for sign area is not decided at this time, pending a rescheduled hearing for submission of additional information.

Facts which support the request for relief from the strict terms of the ordinance, in this case a 40 foot front yard requirement for a sign located closer than 100 feet to an improved lot are as follows:

a) The developed portion (paving) of MD, Rt. 26 is approximately 50 feet from the front property line of this lot. The normally required 40 foot front setback would place the sign about 90 feet away from the roadway, greatly reducing its effectiveness.

b) Signs on the adjoining lots are located directly adjacent to the right of way. This sign would be located approximately in line.

DATE: June 21, 1995

Solveig L. Smith

Solveig L. Smith, Zoning Administrator

cc: Zoning Enforcement

Code: Case 188.DEC