Tax Map/Block/Parcel
No. 67/1/229

Building Permit/Zoning
Certificate 96-2647

Case ZA-273

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Bair Outdoor Advertising
P.O. Box 225, 209 Greenwood Avenue
Westminster, MD 21158

REQUEST: A variance increasing the minimum distance requirement from 300 feet to about 276 feet from an intersection and a variance from the maximum height requirement from 30 feet to 42 feet for an outdoor advertising sign (billboard).

LOCATION: 1625 Old Liberty Road in Election District 9

APPLICABLE REGULATIONS: Art. 14, Section 14.24(b)(1)(5), Article 15, Section 15., Zoning Ordinance 1E

HEARING HELD: September 4, 1996

FINDINGS AND CONCLUSION

Based on the testimony and evidence presented at the hearing, the variance for reduction in the distance requirement is granted. The request for a variance to increase the maximum height requirement from 30 feet to 42 feet is denied.

Facts which support the request for relief from the strict terms of the Ordinance, in this case a reduction in distance requirement and an increase in height requirement for an outdoor advertising sign (billboard) are as follows:

a) A relaxation of the distance requirement in granting a 24 foot variance will not adversely affect safe driving at the intersection and will not obstruct any views.

b) The increase in the height requirement is denied as practical difficulty and undue hardship do not exist in the request from the strict terms of the ordinance. The wood pile, referred to in testimony, on the adjacent property is not a permanent structure and varies in height depending on the seasons of the year and the demand for the wood.

c) Over the years the county government has held to the strict terms on height. Variances have been granted in certain cases but to existing signs where an obstruction is after the sign was erected and it limits the visibility and therein the marketability of the sign.

d) The exact location of the sign and the difficulties with site effects was inadequate to show a need for the height increase. Physical inspection of the site presumed that on a double sided sign that the entire face of a sign (maximum 30 feet) could be seen by eastbound traffic on Liberty Road (MD Rt. 26). No assumption could be made westbound as to any obstruction if any would occur to a sign face (30 feet maximum) as no benchmarks were available.

DATE: 9/16/96

George Beisser, Acting Zoning Administrator

cc: Zoning Enforcement
Code: Case 273-D96