Tax Map/Block/Parcel
No. 73-12-614

Building Permit/Zoning
Certificate 97-1715

Case ZA-345

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Sinai Hospital of Baltimore, Inc.
2401 W. Belvedere Ave.
Baltimore, MD 21215

REQUEST: A variance reducing the minimum front and side yard requirements from 40 feet to about 10 feet and 20 feet to about 10 feet respectively for an on premise sign.

LOCATION: 6190 Georgetown Boulevard, in E.D. 5.

APPLICABLE REGULATIONS: Article 14, Section 14.23, Article 15, Section 15.5; Zoning Ordinance 1E.

HEARING HELD: July 2, 1997

FINDINGS AND CONCLUSION

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 reducing the minimum front and side yard requirements for an on premise sign are as follows:

a. The frontage of this lot on MD Route 26 (Liberty Road) is 100 feet. Under current regulations an on premise sign would have to be set back 40 feet from the front property line and 20 feet from the side property line. This property topographically drops off suddenly approximately ten to twelve feet from the front property line. A sign placed in this drop off, and 40 feet from the front property line would limit its usefulness.

b. All along this corridor there are lots which meet the requirements of 14.23(f), and therefore have signs within 10 feet of the front property line.

c. There are also properties along this corridor which have received similar variances to the front yard setback.

d. One freestanding sign per road frontage is permitted when a property has more than one road frontage. The granting of this variance is on the premise that the existing billboard (outdoor advertising) will be removed from.

e. With the removal of the billboard the requested sign the property could then meet the side yard minimum setback of 20 feet.

7/7/97 George L. Beisser
George L. Beisser, Zoning Administrator

cc: Zoning Enforcement