Tax Map/Block/Parcel
No. 74-14-417

Building Permit/Zoning
Certificate 97-1592

Case ZA-352

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Merlin L.L.C.
2021 Liberty Road
Sykesville, MD 21784

REQUEST: A variance reducing the minimum side yard requirement from 20 feet to about 12 feet for a sign.

LOCATION: Rudy Serra Drive, in E.D. 5.

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

HEARING HELD: September 3, 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 side yard requirements for a sign are as follows:

In the process of this variance application and the hearing for same no opposition was filed by adjoining property owners.

At the hearing two parties opposed the sign. Opposition was not relative to the distance from the property line of the adjacent property, but to its location relative to the intersection.

The sign itself, that being the blue structure stating "Winifred Manor" with a crest, had it been attached to two upright support post at the same location would have met all zoning criteria and would not have required a variance. Section 14.23 of the zoning ordinance states that in computing sign size.

When determining distance from property lines the base, foundation, pole or whatever structure is used to support the sign is used to determine distance, as is the case here. It should be noted that if a sign had not been placed on the brick wall at this location no permit would have been required. The only ordinance that would apply to the brick wall would be section 4.14 of the zoning ordinance which governs visibility across corner lots.

Visibility site inspections were done at this location and there is no interference with traffic visibility. Construction of this sign has no adverse affect on the health, safety, or welfare of the general public.

9/10/97 George L. Beisser

George L. Beisser, Zoning Administrator

cc: Zoning Enforcement
Code: Case 359.D97