Tax Map/Block/Parcel
No. 73-11-318

Building Permit/Zoning
Certificate 97-3257

Case ZA-370

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Ioannis Korologos
6300 Baltimore National Pike
Baltimore, MD 21228

REQUEST: A variance reducing the minimum required front yard from 40 feet to about 5 feet for a sign.

LOCATION: 1265 Liberty Road, in E.D. 5.

APPLICABLE REGULATIONS: Article 11, Section 11.5, Article 14, Section 14.23(f), Article 15, Section 15.5; Zoning Ordinance 1E.

HEARING HELD: January 7, 1998

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 yard requirements for a building and a sign are as follows:

Two variances were requested for this site, a front yard setback from 40 feet to 31 feet for the building frontage that will face MD Route 26 (Liberty Road) and a setback for a sign from 40 feet to 5 feet on the frontage off of MD Route 32 (Sykesville Road).

The variance for the building will be addressed first. This area of Liberty Road consists of thirty year old plus structures. Setbacks on buildings adjacent to this proposed structure are at 20 feet, less than 20 feet and 8 feet. Two of these buildings remain in continued viable use.

A variance of 9 feet for this building will have no adverse affect on adjoining properties. The granting of this variance will eliminate parking spaces in front of the building, therein creating a safer ingress onto the site from east bound traffic on Liberty Road. Traffic entering the site will not be slowed or backed up due to vehicles maneuvering in and out of spaces therefore creating a safer condition on Liberty Road.

The variance for the free standing sign also will have no adverse affect on adjoining properties. Signage along this corridor where properties have frontage of 200 feet or more average between 5 and 10 foot setbacks. The required minimum setback from both side property lines can be met by this placement.

This project will be a major improvement to this property and this area of Liberty Road.

12/29/97 George L. Beisser

George L. Beisser, Zoning Administrator

cc: Zoning Enforcement
Code: Case 370.DOC