Tax Map/Block/Parcel
No: 74/7/723

Building Permit/Zoning
Certificate: **93-1259**

CASE ZA-43

OFFICIAL DECISION
ZONING ADMINISTRATOR DESIGNATED HEARING OFFICER
CARROLL COUNTY, MARYLAND

APPLICANT: Michael Malstrom
6203 Candle Court
Sykesville, Md. 21784

REQUEST: A variance reducing the minimum required front set back from 40 feet to about 12 feet for a sign.

LOCATION: 1912 Liberty Road in Election District 5, Lot 8 in South Carroll Commercial Park

APPLICABLE REGULATIONS: Article 14, Section 14.23F

HEARING HELD: July 7, 1993

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 40 foot front set back requirement for a sign are as follows:

a) The plat that was recorded in 1985 showed Liberty Road right of way where it is currently paved and was not amended when Liberty Road right of way was widened. The sign is 40' from that point.

b) Moving the sign to comply to the set backs from the current right of way would require a high voltage electrical line, 4,000 volts, to be moved at an expense of approximately $7,000 to $10,000. There would be practical difficulty and unreasonable hardship to accomplish this.

c) As long as there are no additional signs attached to the lower edge of the sign, the adjoining properties signs can be seen from Liberty Road.

d) The relocation or removal of the sign could result in the MVA revoking the applicant's dealership license.

e) The sign is in line with the adjoining property signs and does not interfere with any site distances of traffic entering onto Liberty Road.

f) The Deed and Declaration of Maintenance Agreement is not relevant in the case as it only relates to joint responsibility of the common use and drive for maintenance purposes.

DATE: July 19, 1993

Ralph E. Green, Designated Hearing Officer

cc: Zoning Administrator
Zoning Enforcement