Tax Map/Block/Parcel
No. 59 17 654

Building Permit/Zoning
Certificate BP-01-1114

Case ZA-582

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Pearson Signs & Service P.O. Box 399 Hampstead, Maryland 21704
REQUEST:	A variance from the required setback from 20 Ft. to 10 Ft. for the construction of a free-standing sign
LOCATION:	2915 Michelle Brauning Drive Finksburg, Maryland 21048
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-138 and 223-181
HEARING HELD:	July 11, 2001

FINDINGS & CONCLUSIONS

Based on the testimony and evidence presented at the hearing, the variance is granted.

The Applicant is requesting a 10 Ft. variance from the required setback to construct a freestanding sign. Construction of the sign has begun with only the standard being completed. Due to the position of the building, a variance is requested for sign visibility. It was discovered that the sign was not in the proper position and construction was stopped. If the sign were 10 Ft. from the property line, one of the existing poles could be utilized. The on-site sign will identify the owner's business. The bottom portion of the sign will allow for messages, i.e. operating hours, etc. To place the sign within the setback identified, the sign would be totally obscured by the trees in both directions of Rt. 140. The only alternative would be to extend the height of the sign, which is not practical due to the 30 Ft. height restriction. As a result, construction of the sign any other location of the owner's property would create unreasonable and practical difficulty.

There were no adjoining property owners present at the hearing opposing the applicant's request; therefore, the granting of this variance should have no adverse effect.

This approval is valid for one year from the date of this Zoning Certificate.

NOTE:

Appeals of decision made pursuant to Chapter 223-183 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators decision in accordance with Chapter 223-188 of the Code of Public Local Laws & Ordinances.

A decision of the Zoning Administrator made pursuant to Chapter 223-183 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

7/20/01
DATE

ROBERT A. BAIR
ZONING ADMINISTRATOR

cc: Zoning Enforcement