Tax Map/Block/Parcel
No. 46 14 720

Building Permit/Zoning
Certificate BP-01-3007

Case ZA-596

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Carroll Land Services, Inc. 439 East Main Street Westminster, Maryland 21157
REQUEST:	A variance from the required minimum setback of 35 feet to 17 feet for the placement of a sign
LOCATION:	439 East Main Street Westminster, Maryland 21157
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-113,223-138(F) and 223-181
HEARING HELD:	October 3, 2001

FINDINGS & CONCLUSIONS

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 reduction of the minimum setback of 35 Feet to 17 feet for the placement of a sign, are as follows:

There is an existing sign on the property that was erected in 1985. The setback line is located within the building because the building is non-conforming. The sign needs to be placed behind the building line. If not, the sign would be inside the building or would encroach upon a huge magnolia tree. The Applicant plans to use the existing sign by reversing the image of the color and relocating it at a new location. Also, the Applicant intends to erect a flagpole on the property. The size of the existing sign will remain the same with the exception of constructing a small roof over the sign in order to allow for subtle illumination. The current sign is approximately 19 Ft. and the new sign will be 17 Ft. in order to bring it out from the existing shrubbery. Relocating the sign will not block site distance.

The test of practical difficulty has been met since the Applicant cannot relocate the sign inside the building, which would prevent the business from advertising, therefore the variance is granted as requested.

This approval is valid for one year from the date of a 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.

October 12, 2001
DATE

RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement