Tax Map/Block/Parcel
No. 46 14 829

Building Permit/Zoning
Certificate BP-01-3008

Case ZA-597

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 40 feet to 22 feet for the placement of a sign
LOCATION:	441 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 from the minimum required setback of 40 feet to 22 feet for the placement of a sign, are as follows:

An existing house was converted into a business building approximately six years ago. McCormick Engineering Company currently leases this location. A sign was erected on the property that does not meet the zoning ordinance requirements. The Applicant is requesting a variance on the sign location, because if the strict ordinance of the law has to be met for 40 feet, the sign would have to be placed on the inside of the building. The sign will not obstruct site distance.

Since there are no safety issues and the test of practical difficulty has been met, the reduction of the minimum required setback of 40 feet to 22 feet has been granted as presented.

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
RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement