Tax Map/Block/Parcel
No. 73 56 12

Building Permit/Zoning
Certificate BP-01-3010

Case ZA-602

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT: Collins Signs Company, Inc.
4255 Napier Field Road
Dothan, AL 36303

REQUEST: A variance from the requirement that no one sign shall exceed 200 Sq. Ft. by proposing two signs, one (front) 290 Sq. Ft. and one sign (side) 211 Sq. Ft.

LOCATION: The Home Depot
1326 Londontown Blvd.
Eldersburg, Maryland 21048

APPLICABLE REGULATIONS: Code of Public Local Laws and Ordinances, Chapters 223-138(C) and 223-181

HEARING HELD: October 3, 2001

FINDINGS & CONCLUSIONS

Roslyn Holderfield, Agent for Home Depot presented the proposal for a variance from the requirement that no one sign shall exceed 200 Sq. Ft. and the proposal of two signs, one for front elevation at 290 Sq. Ft. and one sign for side elevation at 211 Sq. Ft.

They are allowed four times the linear feet of building front, 480Ft. 8 Inches facing MD Route 32 which allows 1,922.67 square feet of wall signage for the front, plus and additional 25% for being a corner lot (Londowntown Blvd.)equaling 480.67 square feet for a grand total of 2,403.34 square feet for the entire building.

They are proposing one set of 5 Ft. tall "The Home Depot" letters in the front, one 3 Ft. x 58 Ft. front tagline, one 20 inches tall "Nursery" letters in the front and one 2 Ft. x 25Ft. 6 inches "Contractor Pick-Up" sign in the front for a front total of 535 square feet. Also, one set of 5 Ft. tall "Home Depot" letters at the side elevation for a grand total encompassing all walls and all sides of 746 Sq. Ft.

The proposed front wall signs are The Home Depot's national sign standard and used throughout the country and state of Maryland. The front signs constitute less than 3% of the front wall area and are in proportion to a building in excess of 130,000 Sq. Ft. The main identification sign is 5 Ft. and located over the entrance vestibule and visible from MD Route 32. The store is setback from MD Route 32 is in excess of 800 Ft.

The secondary signs are located over the entrance to the Garden Center

and in front of the drive-through canopy. These signs serve as directional signs for the internal parking lot.

The proposed side letters are located over the loading dock doors for visibility to westbound traffic on Londontown Blvd. and Route 26.

The Applicant is requesting 11 Square Ft. over the allowable square footage on the side, and 90 Square Feet over on the front. To change the lettering to 4 Ft. would not be visible from Rt. #32. There is a formula of 1" letter height for every 10 Ft. of distance setback. Typically, the request should be for 6 Ft. 6 Inches lettering, but this is not Home Depot's standard and they felt there was no need to go to the excessive size. The practical difficulty for the Applicant is any lettering under 5 Ft., due to the required setbacks, would have decreased visibility from the highway and the surrounding buildings.

A neighbor was present at the hearing opposing the variance as requested.

A copy of the recognized national standard for lettering size was requested. Mr. Green also requested that he be granted an opportunity to review the original submittal of the site development plan prior to reaching a decision.

It was determined further review would be necessary in order to render a decision. Documentation was submitted by the Applicant in the form of a standard for letter visibility and reviewed. Also, a review of the site development file was reviewed.

The request is granted for the increase in square footage of both signs to allow their reading due to the extended setback from the public road. This will not have any adverse affect on other businesses and will not be out of proportion with the building size.

The site development plan indicated the signs were to be installed with the dimensions requested on the variance application with no comments from the public, staff or Planning Commission to the contrary.

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.

10-16-01
DATE

RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement