Tax Map/Block/Parcel
No. 74 7 687

Building Permit/Zoning
Certificate BP-01-3018

Case ZA-605

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Mr. Tire, Inc. 23 Walker Avenue Baltimore, Maryland 21208
REQUEST:	A variance from the required minimum setback of 50 Ft. to 14 Ft. for the placement of a sign
LOCATION:	Mr. Tire 1836 Liberty Road Eldersburg, Maryland 21784
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-138(F), 223-113 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 required setback of 50 Ft. to 14 Ft. for the placement of a sign, are as follows:

The Applicant is proposing to place a sign along Rt. 26, Liberty Road. Liberty Road is currently being expanded by 17 Ft. in some sections and 15 Ft. in other sections for an additional lane. Because of the widening of Rt. 26, if Mr. Tire's sign were relocated back from the current roadway under the current law, the sign would be at the edge of the building. This sign would then become disadvantageous, since there are numerous signs currently existing for other business operations. Also, the Mr. Tire building is located in a low-lying area, which creates low visibility. The variance is being requested to comply with the law and to be in alignment with the existing signs along Rt. 26. As a result, construction of the sign on the required distance of the zoning ordinance would create unreasonable and undue hardship for the Applicant to advertise the business. On that basis, the variance request is hereby granted.

The granting of this variance should have no adverse effect on any adjoining property owners.

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.

Oct. 11, 2001
DATE

Ralph E. Green
RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement