Tax Map/Block/Parcel
No. 14 3 595

Building Permit/Zoning
Certificate BP-01-3354

Case ZA-611

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Covenant Media, Inc. 6607 Jacks Court Mt. Airy, Maryland 21771
REQUEST:	A variance from the required minimum setback from intersections of 300 Ft. to 100 Ft. for the construction of a double faced off-premise sign.
LOCATION:	4724 Hanover Pike Manchester, MD 21102
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-139(5) and 223-181
HEARING HELD:	November 7, 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 from intersections of 300 ft. to 100 ft. to construct a double-faced, off-premise sign, are as follows:

As a result, construction of this sign on any other location of the Applicant's property would create unreasonable and practical difficulty as a tree line and heavy power lines exist on the south side of Rt. 30. The sign is proposed for the north side but limited by the existing building and another sign already on the property that must be 300 ft. away from the proposed sign. The subject parcel, and much of the surrounding property, is owned by the Shaffer Family, LLC. Ms. Audrey Shaffer was present at the hearing and stated she is limited in the use of this property and wishes to derive some income by the placement of the advertising sign. The only roads in the County with the 300 ft. setback requirement from intersections are Rt. 140 and Rt. 30 as a safety concern to not having signs block site distance.

No neighbors were present at the hearing opposing the Applicant's request; therefore, 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.

November 19, 2001
DATE

Ralph E. Green
RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement

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