Tax Map/Block/Parcel
No. 46 22 174

Building Permit/Zoning
Certificate BP-01-4024

Case ZA-624

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Mitch Toland Westminster Mobil 1061 Baltimore Blvd. Westminster, Maryland 21157
REQUEST:	A variance from the maximum allowable 272 Sq. Ft. for signage to 476 Sq. Ft. to allow additional signage; a variance from required front yard setback from 40 Ft. to 12 Ft. and a variance from required side yard setback from 20 Ft. to 10 Ft. for the placement of additional signage
LOCATION:	1061 Baltimore Blvd., Westminster, MD 21157
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-138 and 223-181
HEARING HELD:	March 5, 2002

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 variance from the maximum allowable 272 Sq. Ft. for signage to 476 Sq. Ft. to allow additional signage; a variance from required front yard setback from 40 Ft. to 12 Ft. and a variance from required side yard setback from 20 Ft. to 10 Ft. for the placement of additional signage are as follows:

The lot on which the Mobile gas station is located is very narrow and the building is built close to the property line and Rt. 140. Since this property was purchased after being vacant for 7 months due to a previous bankruptcy, the only feasible way this particular property will become a surviving business would be from the garage generating income. Due to the design of the building, the Applicant must place a sign closer to the street to obtain visibility by the high-speed traffic on Rt. 140. The setback required is 40 Ft. from the road, which would place the sign on the side of the building and it would not be visible to the public. The Applicant is also requesting variances for 4 x 8 professional signs to be placed above the garage doors and a 4 x 6 sign by the street. These signs would be naming the garage company, Richie Automotive, specializing in engines, tune-ups. The station has three pumps with pump toppers. Due to

corporate image standards of Mobil, the operators are required to have certain signs erected such as the red circle with a horse and lettering on canopies, which have been calculated into the requirements by the Zoning Ordinance. As a result, the operator has no additional space to promote his particular business. It has been demonstrated that the denial of the request to allow additional square footage sign area would be damaging, as the Applicant needs to promote his mechanical service to make the business prosper. The granting of the reduction in the front and side yard set backs are needed as it would create practical difficulty and not be visible to the public to place the sign at the location required by the Zoning Ordinance. A field visit has verified that placement of the sign at the proposed location does not create any hazard for site distance or obstruction for visibility along Route 140.

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.

MARCH 20, 2002
DATE

RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement