Tax Map/Block/Parcel
No. 52 02 261

Building Permit/Zoning
Certificate BP-02-0129

Case ZA-632

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	T. A. Taylor Total Construction Services, Inc. 10281 Baltimore National Pike Ellicott City, Maryland 21042
REQUEST:	A variance from the required minimum side yard setback of 100 Ft. to 50 Ft. and front yard setback from 50 Ft. to 25 Ft. for the placement of a sign.
LOCATION:	354 Crest Lane Westminster, MD 21157
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-138 and 223-181
HEARING HELD:	April 2, 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 reduction of the minimum required side yard setback of 100 Ft. to 50 Ft. and front yard setback from 50 Ft. to 25 Ft. for the placement of a sign, are as follows:

Currently there is an existing sign on the property. The Applicant is proposing to construct a new temporary sign (approximately one year) on the property that would be visible to the public. This corporation sign will serve as a dual purpose since it will also advertise what is forthcoming on the property. If the sign were located on the property to comply with the zoning ordinance, the sign would not be visible due to an existing sign blocking the view. Also, due to the topography of the land, the sign would be completely blocked traveling southbound on Rt. 97. Therefore, denial of the variance would create undue hardship and practical difficulty for the Applicant. Since the rear property line borders Rt. 97, it would be subject to be in compliance with the State Highway. The distance of the sign from Rt. 97 does not interfere or create a safety hazard for traffic.

No neighbors were present at the hearing opposing the Applicant's request and the actual sign is in the vicinity of the existing sign; 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.

APRIL 16, 2002
DATE

RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement