Tax Map/Block/Parcel
No. 37 14 218

Building Permit/Zoning
Certificate BP-02-0603

Case ZA-634

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Charles R. Harrison 3435 Uniontown Road Westminster, Maryland 21158
REQUEST:	A variance from the maximum allowable size of a sign for a home occupation from 1 Ft. x 2 Ft. to 2 Ft. 2 In. x 2 Ft. 6 In. for a sign attached to the front of the existing home.
LOCATION:	3435 Uniontown Road Westminster, MD 21158
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-2 and 223-181
HEARING HELD:	April 2, 2002

FINDINGS & CONCLUSIONS

Based on the testimony and evidence presented at the hearing, the variance is granted.

The Applicant is requesting a variance for a sign. The Applicant was unaware that zoning approval was necessary, since he resides in the Historical District of Uniontown, MD. The Applicant appeared before the Carroll County Historic Preservation Commission and presented an application to obtain approval of a sign for a home occupation business, as well as to obtain ideas for the appearance of the sign. The Carroll County Historic Preservation Commission approved the application as presented. Following approval from the Commission, the Applicant proceeded to contract with a sign designer. The sign was painted white by hand and is of wood construction to conform to the historic nature of the house. The sign is hung inconspicuously on a wrought iron post located away from the street. The sign is larger than the accepted 12″ x 24″ for visibility, since the Applicant's home sits back 26 Ft. from the roadbed. The sign is 26″ wide x 30″ high, which is 14″ wider and 6″ higher than the accepted home occupancy sign. There is also a precedent in Uniontown for larger signs that are currently in place for home occupancy businesses.

The Acting Zoning Administrator will make a recommendation to the County Attorney's office to allow the Carroll County Historic Preservation Commission to set the guidelines for signs in Historic districts, rather than having to also obtain zoning approval. The Applicant did not intentionally violate the zoning ordinance.

No neighbors were present at the hearing opposing the Applicant's request and the Applicant has received support from the Carroll County Historic Preservation Commission; 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