Tax Map/Block/Parcel
No. 73 2/3 729

Building Permit/Zoning
Certificate BP-02-3688

Case ZA-692

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	A & G Management Co. 7779 New York Lane Glen Burnie, Maryland 21061
REQUEST:	A variance to allow an increase in the allowable square footage from 120 Sq. Ft. to 214 Sq. Ft. for additional signs.
LOCATION:	501 Liberty Road Sykesville, MD 21784
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-138 and 223-181
HEARING HELD:	October 1, 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 to allow an increase in the allowable square footage from 120 Sq. Ft. to 214 Sq. Ft. for additional signs, are as follows:

When this project was first undertaken, mini storage facilities were permitted use in the Industrial Restricted zone. Subsequent to that they became prohibited in the Industrial Restricted zone and this particular project became a pre-existing non-conforming use. In BZA Case 4545, a request for a modification and expansion of the project under the appropriate sections of the Zoning Ordinance to enlarge the non-conforming use to include additional land, which had not been developed up to that point, but which was part of the entire site. That request was granted and an Appeal was filed in the Circuit Court of Carroll County and the Appeal was dismissed for lack of prosecution.

The existing sign is a 6 x 10 illuminated sign box, double faced. The sign has an overall height of 23 Ft. The proposal is to up-date an existing sign by adding a new sign cabinet at the top with an aluminum arch at the highest point on the sign. The double-faced sign box that is being added will be 4 x 10. This illuminated sign box will have blue vinyl with white graphics and the theme of the existing sign box will have a new face

installed on existing poles. The poles will have new blue covers. The lower part of the sign will have a removable copy, so that they can put community messages or specials for their new storage area. A larger sign is being requested, because the current sign is small and there are some rather large cypress trees that block its visibility. The sign is also approximately 20 years old and needs to be updated. The design is to make the sign look like a padlock. The addition to the sign would be 40 Sq. Ft, the 4 x 10 sign box.

Based on the fact that there are trees on one side obscuring visibility, self-storage itself doesn't lend itself to too much sign area because of the small width of the building, and since no one was in attendance protesting the request, the variance is hereby granted.

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.

October 11 2002
DATE

Gayle Fritz
GAYLE FRITZ
ACTING ZONING ADMINISTRATOR'S DESIGNEE

cc: Zoning Enforcement