Tax Map/Block/Parcel
No. 53 20 182

Building Permit/Zoning
Certificate BP-02-4751

Case ZA-722

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Country Care LLC 2455 Baltimore Blvd. Finksburg, Maryland 21048
REQUEST:	A variance from the required setback of 60 Ft. to 20 Ft. for a sign.
LOCATION:	2261 Old Westminster Pike Finksburg, MD 21048
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-66, 223-138 and 223-181
HEARING HELD:	February 4, 2003

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 of 60 feet to 20 feet for a sign, are as follows:

The original site plan proposed the sign to be on a small strip 40 Ft. back in the parking lot area. This location creates undue hardship due to limited visibility for vehicles entering and exiting the parking lot, as well as visibility from the highway. In order to achieve visibility, the Applicant would need a larger and higher sign. The sign is approximately 1/3 of the allowable size. The property also receives many Carroll County transit vehicles and food service trucks, that when leaving, their back wheels drag over the median. As a result, if the sign were at that location, the Applicant would need to replace the sign within a short time period. The Applicant also needs to be 20 ft. to the side, in which the Applicant cannot comply. The Applicant has plans to erect a 20 Ft. flagpole on the property. There is a 25 Ft. minimum building line on the right side of the property that comes down to the building, but then it juts back to 20 Ft. There is not enough room on the right side of the property for the sign, because it would contradict the landscaping requirement. The sign is not an obstruction of traffic in it's location and it is set back as far as the electric poles are along the road and approximately one to two feet in a triangular shape. Setting the sign back to meet the zoning ordinance requirement, would be setting it back in the center or close to the required parking, which would create an obstruction in visibility.

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.

FEBRUARY 13 2003
DATE

RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement