Tax Map/Block/Parcel
No. 52 6 681

Building Permit/Zoning
Certificate BP-02-1720

Case ZA-727

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Playtime Corporation William Cunningham President 1550 Old Westminster Pike Westminster, Maryland 21157
REQUEST:	A variance from the required minimum side yard setback of 20 Ft. to 3 Ft. and from 40 ft. to 0 ft. from the required front yard setback for a sign.
LOCATION:	1550 Old Westminster Pike Westminster, MD 21157
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Sections 223-75, 223-138F and 223-181
HEARING HELD:	March 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 Section 223-138F of the Carroll County Code, in this case, a reduction of the minimum side-yard setback of 20 feet to 3 feet and a reduction of the front yard setback from 40 feet to 0 feet for a sign located at 1550 Old Westminster Pike, are as follows:

A visit to the site by the zoning administrator on February 25, 2003, found that the proposed sign had already been located by the owner. The sign was of an allowable size and it did not obstruct sight distance into or out of the business entrance. The site was duly posted for the variance hearing and all adjoining property owners had been notified by mail of the variance hearing.

Testimony at the hearing by Mr. William Cunningham stated at the hearing that locating the sign on this particular property to the requirements of the Code would require that it be placed so far down the driveway to the business that it would not be visible to traffic on Old Westminster Pike. There was no one present at the hearing in opposition to granting the variance. The Zoning office has not received telephone calls or letters in opposition to the variance.

This approval is valid for one year from the date of a Zoning Certificate.

NOTE:

Appeals of decision made pursuant to Section 223-181 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators decision in accordance with Section 223-182 of the Code of Public Local Laws & Ordinances.

A decision of the Zoning Administrator made pursuant to Section 223-182 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

3-17-03
DATE

NEIL RIDGELY
ZONING ADMINISTRATOR

cc: Zoning Enforcement