CARROLL COUNTY GOVERNMENT
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Office of Zoning Administration
Neil M. Ridgely
Zoning Administrator

Notice of Decision

Case # ZA-799
Permit # 03-3095

Variance Request: For a variance from the required minimum total area for signage from 208 sq. ft. to 405 sq. ft. foe a use-on-premises sign and a variance from the front-yard setback from a public highway from the required minimum of 50 feet to 13 feet for the erection of the same sign at 112 Railroad Avenue, Westminster, MD in Election District 07, by Wheeler Automotive Group, Inc.

Basis for Variance: § 223-138, 223-129 and 223-181 of the Carroll County Code of Public Local Laws and Ordinances.

Decision: Approved

Basis for Decision:

During the course of the hearing it was explained that the new sign is a requirement of the Chrysler Corporation for uniformity among franchisees; that the new sign will face inward, towards the lot, as opposed to outwards - toward MD Rt. 27N; that the required setback would locate the sign where it would not be fully visible from both the North and South approaches. There were no Protestants at the hearing and no written comments were received.

There is concern given to future beautification and development efforts along this area of Route 27; however, no case has been made that placement of this sign as requested would be derogatory to either matter.

It is the opinion of the Zoning Administrator that approval of the variance request will not:

- Adversely affect the public health, safety, security, morals, or general welfare.
- Result in dangerous traffic conditions or jeopardize the lives or property of people living in the neighborhood.

In making this determination, the Zoning Administrator cannot answer in the affirmative to the criteria provided in Section 223-191 of the Carroll County Code that:

- There would be a detrimental affect on the people working or residing in the area
- There would a negative impact on the orderly growth of the community
- There would be a detrimental effect on the peaceful enjoyment of people in their homes.
- That the use would have a negative effect on the conservation of property values.
- That there would be any effect from odors, dust, gas, smoke, fumes, vibrations,

glare, and noise upon surrounding property values.

10 November 2003

Neil M. Ridgely
Zoning Administrator

Per Section 223-182 or the Carroll County Code of Public Local Laws and Ordinances, appeals of this decision must be made within 30 days of the date of the decision to the Board of Zoning Appeals pursuant to Section 223-188 of the Carroll County Code. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

CC: Charles M. Preston, Esq. 188 E. Main Street, Westminster, MD 21157