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

Notice of Decision

Case # ZA-815
Permit # 04-0193

Variance Request: For a variance from the minimum setback of 20 feet to 7 feet 6 inches for a building identification sign at 1301 Washington Road, Westminster, MD in election district 07 by Community Media Center of Carroll County.

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

Decision: Approved

Basis for Decision:
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 effect 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.

Testimony received from Marion Ware, Executive Director of CMC indicated that due to the unique shape of the parcel and the manner in which the new building had to be located on it relative to the existing paved parking and service drive area for the Carroll County Vo-Tech Center that there literally was no other suitable location for the sign. I believe that it would be a practical hardship for the media center if it were not allowed an identification sign since the public would not otherwise be able to find their way to the building entrance. The proposed sign is in keeping with those found on other buildings in the area and will actually complement the complex.

9 March 2004

Neil M. Ridgely
Zoning Administrator

Per Section 223-182 of 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 contest the Zoning Administrator's decision.