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

Notice of Decision

Case # ZA-816
Permit # 04-0198

Variance Request: For a variance from the minimum setback from 40 feet to 20 feet for a freestanding sign at 2148 – 2154 Baltimore Boulevard, Finksburg, MD in election district 04 by Mr. Charles Edward Sachs.

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

Decision: Approved with conditions.

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.

Evaluating this variance required a site visit. This visit in turn found that there are currently several signs located on the property which are without the benefit of a Zoning Certificate and that, in fact, many of the signs would not qualify for a Zoning Certificate.

The applicant provided persuasive arguments that locating the sign elsewhere on the site would create a practical hardship as it would not be visible to the public traveling on MD Rt. 140. Judging from the signs currently located at this property there are no fewer than seven businesses operating from the site, those being:

- Reisterstown Auto Service
- Leese Auto Sales & Bargain Buggies

- East Coast Equipment Rentals
- M&M Truck & Equipment
- Knights Tree Service
- Knights Concrete Statuary

In the interest of preserving community character by reducing the sign clutter from several signs into one freestanding, pylon mounted sign this variance is granted on the condition that **ALL** other signs are removed prior to or simultaneous with the erection of the new sign. If temporary signs or banners are desired by any of the businesses located at this site in the future, they may apply for temporary Zoning Certificates in accordance with § 223- 138 G of the Carroll County Code.

8 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.