Tax Map/Block/Parcel
No. 46-16-772

Building Permit/Zoning
Certificate 94-0221

Case ZA-95

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Bert Sommer/Triangle Sign & Service
3343 Washington Blvd.
P.O. Box 24186
Baltimore, MD 21227

REQUEST: A variance reducing the minimum required front yard from 40 feet to about 5 feet for a free standing on-premise sign.

LOCATION: 901 Baltimore Blvd., in E.D. 7

APPLICABLE REGULATIONS: Art. 14, Division II, Sec. 14.23 (f); Art. 15, Sec. 15.5;

HEARING HELD: April 6, 1994

FINDINGS AND CONCLUSION

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 40 foot front yard requirement for a free-standing on-premise sign located closer than 100 ft. to an improved property are as follows:

a) The property is only 100 ft. wide and cannot comply with the spacing requirement from adjoining properties.

b) A sign located 40 feet from the front property line would conflict with the entrance to the property and/or the parking lot; and would be obstructed by signs and plantings on the adjoining properties.

c) Adequate visibility of the sign will help to assure safety of vehicles turning into the site.

Approval of this variance is subject to the following condition:

1) The proposed sign shall be designed and constructed as proposed with regard to sign area and sign height.

DATE: April 13, 1994

Solveig L. Smith

Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement
Code: Case 95.DEC