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

Notice of Decision

Case # ZA-979
Permit # 05-3786

Variance Request: For a variance from the required minimum setback of 100 feet to 44 feet for a freestanding sign at 6351 Oklahoma Road, Eldersburg, MD, in Election District 05 by Spencer St. Cyr.

Basis for Variance: § 223-138 and § 223-181 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 be 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.

The applicant is locating a dentistry office at the Oklahoma Road location. The property is zoned Business General (BG). A future public road is proposed in the area where the signlocation is requested. The sign will be 5 ft. wide and 9 ft. tall, mounted on wooden posts. The Zoning Administrator received an electronic communication from comprehensive planner Bobbi Moser which stated that the sign would be outside the right of way ofthe proposed Dickenson Road but that the sign may obstruct sight distance whenever that road is constructed.
The applicant stated that he was aware of the potential sight-distance issue and that he would move the sign if it were to be determined by the Department of Public Works that it was an obstruction to vision.
There is a need for appropriate signage at this business and given the current circumstances the proposed location of the sign is appropriate since the required setbacks would place the sign at an illogical location on the site. There were no protestants to this variance present at the hearing.

23 December 2005

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 contest the Zoning Administrator's decision.