Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT: Sign Effects
135 Roesler Road
Glen Burnie, Maryland 21061

REQUEST: A variance to allow an increase in
the allowable square footage from
308 Sq. Ft. to 2,800 Sq. Ft. for
total signage.

LOCATION: 1211 Liberty Road
Eldersburg, MD 21784

APPLICABLE REGULATIONS: Code of Public Local Laws and
Ordinances, Chapters 223-138 and
223-181
October 1, 2002

HEARING HELD:

FINDINGS & CONCLUSIONS

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 variance to allow an increase in the
allowable square footage from 308 Sq. Ft. to 2,800 Sq. Ft. for total
signage are as follows:

This strip center property abuts Liberty Road and it sits back and
will contain three buildings. One of the buildings is under construction
and there are two other proposed buildings. A variance for up to 2,800 Sq.
Ft. is being requested based on the configuration of the buildings on this
property that present a hardship since sign area is calculated on the
linear footage of the building wall most nearly parallel to or confronting
the adjacent street. In this case, due to the shape of the lot, the
building is situated so that there is very little wall parallel to the
street. Since there are numerous tenants in the center, an identification
sign is necessary. The pylon sign will have a 50 Ft. setback from the
front property line and is more than 20 Ft. from the side lot lines. The
height of the sign will be 30 Ft. The sign will have the proposed theme of
the shopping center, red and white, with the lettering being red. The sign
will have illuminated channel letters at the top, “Princess Shopping
Center” and the tenants’ panels will be the red vinyl graphics on white
acrylic individual panels. The wall signs will be red-faced channel letters
with black returns. Individual tenants on the single story building will
have 26” high letters.
Stacked illuminated channel letters are being proposed for the two-story tower buildings. Most shopping centers have a tremendous amount of signage allowance and the 300 Sq. Ft. would only allow for a very small pylon, since both sides of the sign are calculated, which creates undue hardship and practical difficulty for the Applicant's tenant visibility.

Based on the testimony presented, no one in attendance to oppose the request, and the layout of the property, the variance for 2,800 Sq. Ft. is hereby granted.

This approval is valid for one year from the date of a Zoning Certificate.

NOTE:

Appeals of decision made pursuant to Chapter 223-183 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators decision in accordance with Chapter 223-188 of the Code of Public Local Laws & Ordinances.

A decision of the Zoning Administrator made pursuant to Chapter 223-183 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

October 10, 2003

SAYLE FRIAS

DATE

ACTING ZONING ADMINISTRATOR'S DESIGNEE

cc: Zoning Enforcement