Case ZA-727

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT: Playtime Corporation
William Cunningham President
1550 Old Westminster Pike
Westminster, Maryland 21157

REQUEST: A variance from the required
minimum side yard setback of 20 Ft.
to 3 Ft. and from 40 ft. to 0 ft.
from the required front yard
setback for a sign.

LOCATION: 1550 Old Westminster Pike
Westminster, MD 21157

APPLICABLE REGULATIONS: Code of Public Local Laws and
Ordinances, Sections 223-75, 223-
138F and 223-181
March 4, 2003

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
Section 223-138F of the Carroll County Code, in this case, a reduction of
the minimum side-yard setback of 20 feet to 3 feet and a reduction of the
front yard setback from 40 feet to 0 feet for a sign located at 1550 Old
Westminster Pike, are as follows:

A visit to the site by the zoning administrator on February 25, 2003,
found that the proposed sign had already been located by the owner. The
sign was of an allowable size and it did not obstruct sight distance into
or out of the business entrance. The site was duly posted for the variance
hearing and all adjoining property owners had been notified by mail of the
variance hearing.

Testimony at the hearing by Mr. William Cunningham stated at the
hearing that locating the sign on this particular property to the
requirements of the Code would require that it be placed so far down the
driveway to the business that it would not be visible to traffic on Old
Westminster Pike. There was no one present at the hearing in opposition to
granting the variance. The Zoning office has not received telephone calls
or letters in opposition to the variance.

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

Appeals of decision made pursuant to Section 223-181 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrator's decision in accordance with Section 223-182 of the Code of Public Local Laws & Ordinances.

A decision of the Zoning Administrator made pursuant to Section 223-182 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

3-17-03
DATE

[Signature]
ZONING ADMINISTRATOR

cc: Zoning Enforcement