

Case 2965

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY MARYLAND

APPLICANT: Washington Real Estate Investment Trust  
4936 Fairmount Avenue  
Bethesda, Maryland 21814

AGENT: Bert Sommer  
Triangle Sign & Service  
3343 Washington Boulevard  
P. O. Box 24186  
Baltimore, Maryland 21227

REQUEST: A variance to allow about 160 square feet of additional sign area in excess of the maximum allowable sign area of 200 square feet for the Furniture Station store sign within the Westminster Shopping Center.

LOCATION: Southwesterly corner of Englar and Westminster Pike (Md. Rt. 140) intersection in Election District 7.

BASES: Article 14, Division II, Section 14.23(c); Article 15, Section 15.5; Zoning Ordinance 1E.

HEARING HELD: June 29, 1988

FINDINGS AND CONCLUSION

Based on the application, testimony and evidence comprising the record of this case, the Board hereby authorizes the additional sign area in excess of the maximum allowable sign area solely for the Furniture Station store sign. The pertinent findings justifying the authorization include the facts that the application or the sign, including the design plans, was filed and duly issued even though the sign is in excess of the maximum allowable sign area for one sign; to now require compliance with the maximum allowable sign area would impose unreasonable practical difficulty and unnecessary hardship; and, there is no indication that the temporary relaxation of the maximum allowable sign area will unduly affect the adjoining properties or public interest. As indicated above, this relaxation shall be limited solely to the existing sign for the Furniture Station, and shall not apply to any future sign proposed to be erected on the premises.

July 15, 1988  
Date

John Totura  
John Totura, Chairman