

Case 3025

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY MARYLAND

APPLICANT: Frank E. Dimick
1912 Liberty Road
Sykesville, Maryland 21784

REQUESTS: Variances waiving the minimum required front setback of 40 feet, and authorizing 318 square feet of additional sign area in excess of the maximum allowable sign area of 160 square feet.

LOCATION: 1838 Liberty Road (Md. Rt. 26) in Election District 5; South Carroll Commercial Park subdivision, Section 1, lot 1 recorded in Carroll County Plat Records in Book 22, page 6.

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

HEARING HELD: October 27, 1988

FINDINGS AND CONCLUSION

Based on the application, testimony and evidence comprising the record in this case, the Board hereby reinstates the conditional authorization expressed in its decision in Case 2730. The conditional authorization as expressed in that case expired on June 3, 1988 because of failure to apply for the required zoning certificate within twelve months of the Board's decision. That decision authorized the additional sign area of 318 square feet and reduction of the minimum required front set back of 40 feet to not less than 17 feet for the pylon (supporting posts) of the free standing sign with the leading edge of the double faced sign extending not closer than 8½ feet to the front property line. In addition, the free standing sign must be located outside of the perpetual easement for construction and maintenance of the use-in-common driveway serving lots 1 and 2 of South Carroll Commercial Park. The corrected location for the pylon sign must be shown and identified on the required site development plan. From the record of Case 3025 there is no indication that the conditional authorizations, as noted above, will unduly affect the adjoining properties or public interest.

Nov. 2, 1988
Date

John Totura
John Totura, Chairman