

Case 3123

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Richard Ridinger
526 Geneva Drive
Westminster, Maryland 21157

AGENT: BPR, Incorporated
359 Manchester Road
Westminster, Maryland 21157

REQUESTS: Variances reducing the minimum required width of a two way access drive from 20 feet to about 12 feet and reduction of the minimum required front setback of 40 feet for a proposed free standing double-faced sign.

LOCATION: 725 Baltimore Boulevard (Md. Rt. 140) in Election District 7.

BASES: Article 14, Division I, Section 14.1(b)3; Article 14, Division II, Section 14.23(f); Article 15, Section 15.5; Ordinance 1E.

HEARING HELD: March 30, 1989

FINDINGS AND CONCLUSION

Based on the application, testimony and evidence comprising the record of this case, the Board hereby authorizes the requested variances. The pertinent findings justifying the authorizations include the facts that reduction of the minimum required access driveway is necessary in order to preclude practical difficulty and unreasonable hardship in providing vehicular access to two parking spaces and the existing garage located within the rear yard. With regard to the proposed free standing sign, the existing lot was created prior to the adoption of Ordinance 1E and the proposed sign can not be located the required distance from either improved adjoining property. Relaxation of the requirements is deemed necessary in order to promote vehicular traffic safety by facilitating identification of the applicant's insurance agency and driveway connection to Md. Rt. 140. The authorizations are based on the revised site development plan identified as Applicant's Exhibit 2, including the proposed elevation of the free standing double-faced illuminated sign.

April 11, 1989
Date

John Totura
John Totura, Chairman