

Case 3259

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND

APPLICANT: Ronald Davis, D.D.S.  
1510 Liberty Road  
Sykesville, Maryland 21784

REQUEST: A variance reducing the minimum required front setback of 40 feet for a business identification sign to 3 feet

LOCATION: 1510 Liberty Road (Md. Rt. 26) in Election District 5

BASES: Article 14, Division II, Section 14.23(f); Article 10, Section 10.6; Article 15, Section 15.5; Ordinance 1E (The Carroll County Zoning Ordinance)

HEARING HELD: October 25, 1989

FINDINGS AND CONCLUSION

The application, testimony and evidence comprising the record of this case are hereby included by reference in this decision. Based on the record, the Board hereby authorizes the variance, subject to the condition that the smaller existing sign erected sometime in the past be removed. The pertinent findings justifying the authorization include the facts that the sign is desirable to provide identification of the property to drivers of vehicles proceeding in either direction on Liberty Road, allowing them to signal turning maneuvers and proceed safely onto Walnut Avenue for entrance to the property. As presently located, the sign is three feet from the property line, which is the right of way line for Liberty Road. Approximately 36 feet of the right of way of Liberty Road is presently unimproved, and appears to be part of the front yard of the property. There is no evidence to indicate that authorization of the request will unduly affect the adjoining properties.

Nov. 3, 1989  
Date

John Totura  
John Totura, Chairman