

Tax Map/Block/Parcel
No. 48-3-161

Building Permit/Zoning
Certificate No. 91-1997

Case 3589

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Kenneth H. Harrell
Harrell Brothers Kitchens
P.O. Box 563
1326 N. Main Street
Hampstead, Maryland 21074

REQUEST: A variance reducing the minimum required front setback for a proposed freestanding sign from 40 feet to 3 feet

LOCATION: 155 Hanover Pike (Md. Rt. 30) in Election District 8

BASES: Article 11, Section 11.5; Article 14, Division II, Section 14.23(f); Article 15, Section 15.5; Ordinance 1E. (The Carroll County Zoning Ordinance)

HEARING HELD: August 22, 1991

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. The pertinent findings determining the Board's decision include the facts that the property is not readily visible to operators of vehicles proceeding in either direction on the highway; location of a business identification sign, other than as proposed, would not be visible from the highway, and would therefore be useless; authorization of the variance is in the best interest of vehicular traffic safety to allow drivers to identify the entrance to the property, reduce their speed, and signal turning into the driveway connection to the highway; and, although the Board recognizes the possibility of some conflict with an adjoining business identification sign, the Board is convinced that the authorization for the erection of the applicant's sign will not unduly affect the adjacent business identification sign to the north, and is in accord with the intent and purpose of the zoning ordinance.

Aug. 28, 1991
Date

John Totura
John Totura, Chairman