

Case 3622

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Robert W. Douglas
9315 Annapolis Road
Lanham, Maryland 20706

REQUEST: A variance reducing the minimum required front setback of 40 feet to about 1 foot for a freestanding sign

LOCATION: Approximately 39 feet from the southeasterly side property line at 1812 Baltimore Boulevard (Md. Rt. 140) in Election District 4

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: November 25, 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 a variance for the sign as presently existing. This is contrary to the notice specifying a setback of about 1 foot--as portrayed on page 3 of the approved plans for the business center (Applicant's Exhibit 1). The pertinent findings determining the Board's decision include the facts that the sign promotes vehicular traffic safety by identifying the entrance to the business center so that drivers proceeding northward on the highway have adequate time to signal their intent to turn, slow, and safely exit from the highway. Location of the sign in compliance with the requirements of the zoning ordinance would not provide adequate notice to facilitate safe exit from the highway traffic. In addition, the sign was erected, relying on the approved site development plans, with a greater setback to prevent it from obstructing drivers' vision, and relocation or removal of the sign would now impose unwarranted economic hardship.

Dec. 7, 1991
Date

John Totura
John Totura, Chairman

JDN/bmh/c3622dec
November 29, 1991