

**Tax Map/Block/Parcel
No. 59/18/574**

**Building Permit/Zoning
Certificate No. 99-1325**

Case 4410

**OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND**

APPLICANT: PNE Media, LLC
519 West Pratt Street, Suite 101
Baltimore, Maryland 21201

ATTORNEY: Fred Lauer, Esquire
519 West Pratt Street, Suite 101
Baltimore, Maryland 21201

REQUEST: A request for the continuation of the existing non-conforming use for a billboard and to re-erect a sign of the same height and dimensions.

LOCATION: Located at 3201 Baltimore Blvd. on property zoned "BG" General Business District in Election District 4.

BASIS: Article 4, Section 4.3(a)(1); Ordinance 1E (The Carroll County Zoning Ordinance)

HEARING HELD: June 21, 1999

FINDINGS AND CONCLUSION

On June 21, 1999, the Board of Zoning Appeals (the Board) convened to hear the application for the continuation of the existing non-conforming use for a billboard and to re-erect a sign of the same height and dimensions at 3201 Baltimore Blvd. in Election District 4.

Stacey B. Riley, a field representative with PNE Media, LLC (the applicant), presented the following testimony. PNE Media, LLC, plans to remove the existing advertising billboard and replace it with an advertising billboard of the same height, dimension, lighting, and location. The site is owned by CKC Finksburg, LLC. The existing billboard is currently leased to another party. That lease expires in August, 1999 and PNE Media, LLC will then enter into a lease with the owner. The application was made as a result of a letter sent to PNE Media, LLC, from George L. Beisser, Carroll County Zoning Administrator, dated April 22, 1999, which stated that a hearing must be held by the Carroll County Board of Zoning Appeals because the height of the sign exceeds the 30 foot height

limitation and is regarded as a nonconforming use. The existing billboard is approximately 45 feet high from ground level to the top of the sign. The sign face measures 14 feet by 48 feet. The vicinity surrounding the billboard consists of commercial-type businesses, including an office complex, car dealership, and gas station.

The Carroll County Zoning Ordinance (1E) at Article 4, Section 4.3, provides that structural alterations to nonconforming uses may be permitted upon application to the Board. Based upon the testimony presented by Ms. Riley, the Board finds that the Applicant is proposing to erect a billboard of the same size, height, dimension, and at the same location and therefore the request for continuation of the nonconforming use is granted.

7/2/99

Date

Karl V. Reichlin

Karl V. Reichlin, Chairman

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June 28, 1999