

Tax Map/Block/Parcel
No. 74-13-201

Building Permit/Zoning
Certificate No. 06-0194

Case 5186

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

APPLICANT: Brian Isaac
1948 Liberty Road
Eldersburg, MD 21784

ATTORNEY: N/A

REQUEST: A variance from the required setback to 0 ft. to replace an existing sign (10 ft. x 16 ft.) with a smaller sign (4 ft. by 8 ft.).

LOCATION: The site is located at 1948 Liberty Road, Eldersburg, on property zoned "B-G" General Business District in Election District 5.

BASIS: Code of Public Local Laws and Ordinances, Section 223-113, 223-137 A, 223-137 B (6), 223-138 F and 223-186

HEARING HELD: March 28, 2006

FINDINGS AND CONCLUSION

On March 28, 2006, the Board of Zoning Appeals (the Board) convened to hear a variance request from the required setback to 0 ft. to replace an existing sign (10 ft. x 16 ft.) with a smaller sign (4 ft. by 8 ft.). The Board made the following findings and conclusion:

There is currently an existing sign on the Applicant's property advertising the Carroll County Business Association. The sign is approximately 10 ft. x 16 ft. The Applicant operates a used car lot on the property. He wants to remove the existing 10 ft. x 16 ft. sign and replace it with a 4 ft. x 8 ft. sign to identify and advertise his existing car business.

The business is a used car lot. If the current zoning setbacks were applied to this sign it would need to be located in the center of the lot, with little or no visibility.

Based on the fact that the proposed sign is replacing a larger sign and will be located in the exact spot, the Board finds that the application should be granted. In addition, the Board finds that there is no other feasible location on the used car lot, and a failure to grant the variance under these unique circumstances would result in undue hardship.

Accordingly, the request for a variance is granted. Traffic safety and other issues regarding the shape and proposed location of the sign can be addressed through the building permit process.

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4/19/06
Date


Jacob M. Yingling, Chairman