

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY MARYLAND

APPLICANT: Herbert M. Weinstein
33 South Lake Way
Reisterstown, Maryland 21136

AGENT: William Monk
Suite 204A
22 West Pennsylvania Avenue
Towson, Maryland 21204

REQUESTS: Variances reducing one minimum required side yard of 10 feet to 2 feet; the minimum required front setback of 40 feet to 9 feet for a proposed free standing double-faced sign to be located about 2 feet from the westerly side property line instead of 100 feet; and, an increase in the maximum allowable sign area.

LOCATION: 1061 Baltimore Boulevard (Md. Rt. 140) in Election District 7.

BASES: Article 11, Section 11.5; Article 14, Division II, Sections 14.23(c), and (f); Article 15, Section 15.5; Zoning Ordinance 1E.

HEARING HELD: October 28, 1987

FINDINGS AND CONCLUSION

The record of this case is hereby included by reference in this decision. Based on the testimony and evidence comprising the record, the Board hereby authorizes the requests subject to the provision that the maximum allowable sign area shall be limited to 254 square feet. The findings justifying the authorizations include the facts that configuration of the property restricts the location of the proposed building; the proposed location of the free standing sign will provide sufficient sight visibility for driver's proceeding easterly on Md. Rt. 140 in order to prepare for and accomplish slowing and turning maneuvers onto the property, which should be beneficial to vehicular traffic safety; due to the orientation of the building, the maximum allowable sign area is reduced from 276 square feet to 136 square feet, which is insufficient for proper business identification purposes; the increase to a maximum allowable sign area to 254 square feet will provide sufficient square footage for the proposed business signs; and, there is no indication that the authorization of the variances as requested and conditioned above will unduly affect the adjoining properties or public interest.

Oct. 30, 1987

Date

John Totura
John Totura, Chairman