

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY MARYLAND

APPLICANT: Crown Central Petroleum Corporation  
Stephen M. Broache, Engineering Manager  
Post Office Box 1168  
Baltimore, Maryland 21203

REQUESTS: Variances to increase the maximum allowable sign area of 166 square feet to about 374 square feet, and reduction of the minimum required front setback of 40 feet from both Liberty Road and Ridge Road for signs located closer than 100 feet to each side property line.

LOCATION: 6401 Ridge Road in Election District 5.

BASES: Article 14, Division II, Sections 14.23(c) and (f); Article 10, Section 10.6; Article 15, Section 15.5; Zoning Ordinance 1E.

HEARING HELD: November 30, 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 variances for the minimum required front setback for the ground mounted signs as generally shown on the site development plan identified as Applicant's Exhibit 1, and an additional allowable sign area of 133 square feet, increasing the maximum allowable sign area to 299 square feet, subject to the provision that the logo flags are specifically denied. The findings justifying the increase of the maximum allowable sign area include the limited linear footage of the building used to compute the sign area allowance; the existing limitation of 166 square feet is insufficient to provide reasonable notice to the public of products and services offered on the premises; although the canopy located over the pump islands is not considered to be a building, it is common practice within the industry to display signs and logos on the canopy; and, there is no indication that the increase of the maximum allowable sign area to 299 square feet and reduction of the minimum required front setback for the ground mounted signs will unduly affect the adjoining properties or public interest.

Dec. 21, 1987

Date

  
John Totura, Chairman