

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY MARYLAND

APPLICANTS: George Mezardash and Patsy Mezardash
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Sykesville, Maryland 21784

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APPEAL: An appeal of the Zoning Administrator's Notice of Violation, dated January 5, 1988 regarding a free standing sign structure in excess of 200 square feet allowable for a Planned Business Center, or in lieu thereof, a variance increasing the maximum allowable sign area of 248 square feet approved in Case 2447 to about 272 square feet for the existing free standing double-faced sign of Eldersburg Plaza.

BASES: Article 17, Section 17.4; Article 14, Division II, Section 14.23(c); Article 14, Division VI, Section 14.63(f); Article 15, Section 15.5; Zoning Ordinance 1E.

HEARING HELD: March 29, 1988

FINDINGS AND CONCLUSION

Based on the application, appeal, testimony and evidence comprising the record of this case, the Board hereby authorizes the variance increasing the maximum allowable sign area of 248 square feet approved in Case 2447 to about 272 square feet for the existing free standing double-faced sign. Accordingly, the appeal of the Zoning Administrator's Notice of Violation is moot. The pertinent findings justifying the authorization include the facts that the remodeled sign will identify the shopping center, the individual businesses and shops within the center, and provide space for special announcements or advertisements; while the composite sign area is approximately 272 square feet, if the areas of the individual signs identifying the businesses and shops within the center would be calculated, it is likely that the additional sign area requested would be unnecessary; and, authorization of the request will be beneficial to the shopping center, the establishments within the center, and shoppers.

April 13, 1988
Date

John Totura
John Totura, Chairman