

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY MARYLAND

APPLICANT: Amoco Oil Company
Charles T. Bogdanowicz, Project Engineer
14520 Green Road
Baldwin, Maryland 21013

REQUESTS: Variances to increase the maximum allowable sign area of 93.3 square feet to 390 square feet, and reduction of the minimum required front setback of 40 feet to about 10 feet for a free standing double-faced sign proposed to be located about 52 feet from the westerly side property line instead of at least 100 feet for a proposed fuel station and convenience store.

LOCATION: 1500 Liberty Road (Md. Rt. 26) in Election District 5.

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

HEARING HELD: March 31, 1988

FINDINGS AND CONCLUSION

Based on the application, testimony and evidence comprising the record of this case, the Board hereby authorizes the variances, subject to the provision no flags, banners, or pennants, either temporary or permanent, shall be permitted. The pertinent findings justifying the authorizations include the facts that the properties on both sides of the site are improved, and relaxation of the minimum setback requirement is necessary in order to provide reasonable notice to drivers proceeding in either direction on Liberty Road to slow, signal turns, and enter the premises safely. The conditional relaxation of the maximum allowable sign area not to exceed 290 square feet will provide adequate sign area for company signs, state required signs, and sales and informational signs without unduly affecting the adjoining properties or public interest. In part, the justification is recognized for reason that a building having frontage of 72.5 feet would qualify for the requested sign area of 290 square feet. If the canopies to be erected over the pump islands were considered to be building frontage for purposes of determining allowable sign area, the request for the additional sign area would be unnecessary.

April 15, 1988
Date

John Totura
John Totura, Chairman