

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY MARYLAND

APPLICANTS: Frank Runkles and Karen Runkles
2034 Keysville-Bruceville Road
Keymar, Maryland 21757

ATTORNEY: C. Rogers Hall, Jr., Esq.
Hall and Kartalia
2 North Court Street, P. O. B. 850
Westminster, Maryland 21157

REQUEST: Variance reducing the minimum required front setback of 50 feet to about two and one-half feet for a proposed free standing double-faced sign.

LOCATION: About 14 feet from the northeasterly side property line and 33 feet from the southwesterly side property line instead of 100 feet as required at 91 John Street in Election District 7.

BASES: Article 14, Division II, Section 14.23(f); Article 12, Sections 12.1(b) and 12.5; Article 15, Section 15.5; Zoning Ordinance 1E.

HEARING HELD: April 26, 1988

FINDINGS AND CONCLUSION

Based on the application, testimony and evidence comprising the record of this case, the Board hereby authorizes the request. The pertinent findings justifying the authorization include the facts that the property is less than 100 feet; improvements are located to each side of the property and restrict visibility of the building; and business identification signs located on the building, severely limiting identification of the business by operator's of vehicles proceeding in either direction on John Street; the proposed sign will provide adequate notice of the location of the business and promote vehicular traffic safety; and, there is no indication that erection of the proposed sign will unduly affect the adjoining properties or public interest.

April 27, 1988
Date

John Totura
John Totura, Chairman