

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Main Street Associates Limited Partnership
c/o P. Fred'k Obrecht Realty Co., Inc.
9475 Deereco Road
Timonium, Maryland 21093

ATTORNEY: H. John Bremermann, III, Esquire
9475 Deereco Road
Timonium, Maryland 21093

REQUEST: A variance increasing the maximum area of two hundred square feet for one sign to two hundred forty square feet for a double-faced sign having an area of one hundred twenty square feet per side for the Planned Business Center.

LOCATION: 412 Malcolm Drive (Md. Rt. 97) in Election District 7.

BASES: Article 11, Section 11.1(b); Article 14, Division VI, Section 14.63(f)2; Article 15, Section 15.5; Ordinance 1E.

HEARING HELD: January 26, 1989

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 existing office building is part of a planned business center, and as such the regulations specify a maximum area of 200 square feet per sign. The proposed sign will identify the planned business center and a number of occupants within the first of three buildings composing the center. The proposed location of the double faced sign adjacent to 140 Village Road is in effect a change in the proposed location of the sign as shown on the site development plan, and constitutes an amendment of the site development plan. In considering these facts, including the slight increase per side of the double faced sign, there is no indication that establishment of the sign as proposed will unduly affect the adjoining properties or public interest.

Feb. 7, 1989

Date

John Totura

John Totura, Chairman