

Case 3098

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Carroll Independent Fuel Company
2700 Loch Raven Road
Baltimore, Maryland 21218

REQUEST: A variance to allow 420 square feet of sign area in excess of the maximum allowable sign area of 306.25 square feet for the service station (Citgo).

LOCATION: On the southwesterly corner of the intersection of Englar Road and Md. Rt. 140 in Election District 7.

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

HEARING HELD: March 2, 1989

FINDINGS AND CONCLUSION

The application, testimony and evidence comprising the record of this case are hereby included by reference in this decision. Based on the record, the Board hereby authorizes an additional sign area of 291.75 square feet for a total allowable sign area of 598 square feet. Although the application for hearing requests an additional sign area of 420 square feet for a total area of 726.25 square feet, the total area of the signs listed on the plot plan is 754.5 square feet. The signs listed and identified on the plot plan as A2, H, I, J, and K are hereby specifically denied. The total area of the signs specifically denied is 156.6 square feet. Of the signs authorized, two logos account for 178 square feet. These logos, also identified as tri-bands, consist of 3 bands of color complimentary to the facade of the canopy sheltering the pump islands. Even though the logos are defined as business signs within the Zoning Ordinance, in this case the design is subtle and justifies relaxation of the provisions of the Zoning Ordinance.

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The signs, as presently existing on the premises, were erected without permits. Permit Application and Zoning Certificate No. 88-3965, which was filed after the erection of the signs, fails to list the signs as noted on the plot plan filed with this application and must be amended, excluding the signs specifically denied above. In order to provide a reasonable time for removal of the signs that are not authorized by this decision, the Board directs that compliance with this decision shall be accomplished not later than September 13, 1989.

March 13, 1989

Date

John Totura

John Totura, Chairman