

Case 3286

**OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND**

APPLICANTS: Rosedale Associates
700 Fairmount Avenue
Towson, Maryland 21204

Car Care Corporation
10400 Ridgeland Road, Suite 9
Cockeysville, Maryland 21030

ATTORNEY: Charles O. Fisher
179 E. Main Street
Westminster, Maryland 21157

REQUEST: A variance reducing the minimum distance
requirement of 300 feet for a proposed business
sign on the south side of Liberty Road (Md. Rt.
26) to determine that the proposed business sign
constitutes a use on premises sign

LOCATION: On property identified as parcel A located at the
southeast corner of Liberty Road and Georgetown
Boulevard in Election District 5

BASES: Article 14, Division II, Section 14.24(b)(5);
Article 15, Section 15.5; Article 14, Division II,
Section 14.23; Ordinance 1E (The Carroll County
Zoning Ordinance)

HEARING HELD: December 1, 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 variances to allow the proposed business sign structure to be located about 17 feet from the right of way line of Georgetown Boulevard and not less than 40 feet from the right of way line of Liberty Road (Md. Rt. 26) for business signs of businesses to be established on lot 3 of Freedom Village Subdivision.

The alternative request to determine that the proposed business sign constitutes a use on premises sign is hereby denied.

The pertinent findings justifying the authorizations include the facts that Parcel A, Parcel B and lot 3 of Freedom Village Subdivision are proposed to be leased by Car Care Corporation from Rosedale Associates. Parcels A and B are remnants of the

subdivision resulting from alinement of Georgetown Boulevard and Lures Lane connection required by the county in the process of the subdivision approval.

Due to the configuration of the parcels and minimum setback requirements, it is doubtful that buildings could be located on either parcel without relaxation of the setback requirements.

Although the parcels and lot 3 are separated by the adjacent shopping center only by Georgetown Boulevard, they are not part of the shopping center. However, in recognition of their relationship, the proposed sign structure is of the same design as the shopping center's sign structure, and is obviously intended to compliment the aesthetics of the area.

Because of topography, lot 3 can not be seen from Maryland Route 26 except possibly from some distance to the west. The lack of visibility of the site from Liberty Road would otherwise have a detrimental affect on any effort to establish businesses on lot 3 without the proposed business sign advertising the businesses.

Accordingly, the Board finds that the circumstances in this case warrant relaxation of the applicable regulations governing location of the proposed off-premises business sign.

Dec. 18, 1989
Date

John Totura
John Totura, Chairman