

Tax Map/Block/Parcel
No. 53-14-917

Building Permit/Zoning
Certificate No. 91-0930

Case 3601

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

APPLICANT: Amoco Oil Company
200 E. Randolph Drive
Chicago, Illinois 60522

AGENT: Eastern Sales and Engineering Company
6102 Falls Road
Baltimore, Maryland 21209

REQUEST: A request to validate existing signage, and a variance to allow about 86 square feet of additional sign area

LOCATION: 2129 Baltimore Boulevard (Md. Rt. 140) in Election District 4

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

HEARING HELD: September 26, 1991

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 validates the existing sign area of 310.28 square feet, and authorizes an additional sign area of 128.33 square feet for a total sign area of 438.61 square feet. The pertinent findings determining the Board's decision include the facts that allowable sign area for the fuel station and food shop is 221 square feet based on the building's frontage of 44.17 feet, plus an additional 25 percent as the site is a corner lot. Although the canopy sheltering the building and pump islands is substantially larger than the building, it cannot be used in determining the allowable sign area. For typical highway oriented fuel stations and food shops, this does not provide adequate sign area to inform potential customers proceeding on the highway and on-premises customers. Moreover, many of the on-premises signs are not designed to be legible in excess of a few feet from the sign, and certainly not at distances over 100 feet and at highway speeds. However, such signs are included in the calculations of allowable sign area. Therefore, the Board is convinced that authorization of the variance is warranted and in keeping with the purpose and intent of the zoning ordinance.

Oct. 1 1991
Date


John Totura, Chairman

JDN/bdc/C3601dec
September 27, 1991