

Tax Map/Block/Parcel  
No. 33-14-722

Building Permit/Zoning  
Certificate No. 92-2677

Case 3807

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

**APPLICANT:** Hill-Reedy, Inc.  
4219 Hanover Pike  
Manchester, Maryland 21102

**REQUEST:** A variance reducing the minimum required front setback of 50 feet to about 12 feet for a freestanding business identification sign

**LOCATION:** 1734 Hanover Pike (Md. Rt. 30) in Election District 8

**BASES:** Article 12, Sections 12.1(b), 12.5, and 12.6; Article 4, Section 4.26; Article 14, Division II, Section 14.23(f); Article 15, Section 15.5.4(d); Ordinance 1E (The Carroll County Zoning Ordinance)

**HEARING HELD:** November 24, 1992

**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 approved the variance. The pertinent findings determining the Board's decision included the facts that the freestanding sign was erected as depicted on the approved site development plan for the property; regulations governing the location of the sign, front setback of the buildings, and decorative wrought iron security fence would otherwise require the sign to be placed inside the fence where it would not be readily visible to the public traveling Hanover Pike; the present location of the sign promotes traffic safety by identifying the business, allowing drivers to signal their intentions to turn, slow and enter the premises safely; failure to authorize the variance would result in practical difficulty and unreasonable hardship in the use of the property; and, no evidence indicated that authorization of the sign would unduly affect the values of the adjacent properties or public interests.

11/30/92  
Date

  
William Law, Chairman

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