

Case 4523

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

**APPELLANT:** Patricia Domser  
731 Baltimore Boulevard  
Westminster, Maryland 21157

**APPELLEE:** Scott S. Bair, Represented by: William R. MacDonald  
43 North Court Street  
Westminster, Maryland 21157

**REQUEST:** An appeal of the Zoning Administrator's decision granting a variance from the required minimum side yard setback of 10 feet to 5 feet for the placement of an outdoor advertising sign.

**LOCATION:** The site is located at 725 Baltimore Boulevard, Westminster, MD 21157, on property zoned "B-G" General Business District in Election District 7.

**BASIS:** Article 17, Section 2(a); Zoning Ordinance 1E

**HEARING HELD:** October 24, 2000

**FINDINGS AND CONCLUSION**

On October 24, 2000, the Board of Zoning Appeals (the Board) convened to hear the appeal of the Zoning Administrator's decision granting a variance from the required minimum side yard setback of 10 feet to 5 feet for the placement of an outdoor advertising sign.

Based on the testimony presented, the Board makes the following findings of fact. Mr. Richard Ridinger purchased the subject property for the purpose of operating an insurance office. The Appellee, Scott Bair, leased space and has erected an advertising sign in the parking lot of the subject property and is requesting a variance of the side yard setbacks from 10 feet to 5 feet to allow for the continued use of the sign.

The Board finds that if the sign was required to conform to the setback requirements, it would deprive the property owner of several critical parking spaces for his insurance business. In addition, the Board finds that the 24-foot concrete pillar used to support the sign cannot physically be placed between two parking spaces, and the foundation of the sign is currently underground. Accordingly, the Board finds that hardships unique to the property has been proven and the variance is granted.

11/20/00  
Date

Howard B. Kramer  
Howard B. Kramer, Member