

IN RE: PETITION FOR VARIANCE
 N/S Warren Road, 46' E of the
 c/l of Abby Road
 (600 Warren Road)
 9th Election District
 1st Councilmanic District
 Epworth United Methodist Church
 Petitioner

BEFORE THE
 DEPUTY ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 94-257-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance filed by the owner of the subject property, Epworth United Methodist Church, by William E. Gerber, Chairman of the Board of Trustees. The Petitioner seeks relief from Section 413.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing Church Bulletin Board (sign) of 120 sq.ft. total (60 sq.ft. per side) in lieu of the permitted 30 sq.ft. total, in accordance with Petitioner's Exhibit 1.

Appearing on behalf of the Petition were Jeffrey Jones, Pastor of the Epworth United Methodist Church, William Gerber, Board of Trustees Chairman, and Norman Gerber, Zoning Consultant. The Petitioner was represented by John McCucken, Esquire. Appearing as Protestants in the matter were Frank Anders, President of the Sherwood Hill Improvement Association, and Terry Fahey and Clay M. Barnes, residents of the community.

Testimony indicated that the subject property, known as 600 Warren Road, consists of 3.488 acres, more or less, zoned D.R. 3.5 and is improved with a Church, carriage house, and Bulletin Board sign which is the subject of this request. On behalf of the Petitioner, Mr. John McCucken testified that the Church hired a contractor to construct the subject illuminated sign on the property in 1991. Testimony indicated that the money used to purchase the sign was a memorial gift from a family in memory of a deceased

member of the church. The Petitioner obtained the necessary permits from Baltimore County in October 1991 to erect the subject sign which has existed on the property for the past two and one-half years. In October 1993, the Petitioner was advised that the permit issued some two years prior was issued in error. Apparently, a zoning technician had erroneously signed-off on the permit, not realizing the necessity of a variance. The Petitioner was advised to file the instant Petition to correct the error.

Testimony offered by both Pastor Jones and Mr. William Gerber was that unreasonable hardship would result if they were required to remove the sign inasmuch as the cost for same was donated to the Church and the nature of the donation in memory of a deceased member. The Petitioner would like the sign to remain in its present location, and to permit its illumination to continue. Testimony indicated that the lighting is on a timer which turns the light off between 11:00 PM and 11:30 PM.

Testimony offered by the Protestants was that the sign is illuminated until the late hours of the evening. They believe it detracts from the residential character of the neighborhood. The Protestants also fear that to allow the sign to remain illuminated will cause other businesses in the area to install illuminated signs which they indicated has happened further down Warren Road towards York Road at a Baptist Church.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. *McLean v. Soley*, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

ORDER RECEIVED FOR FILING
 Date 5/14/94
 By [Signature]

- 2) whether the grant would do substantial injustice to applicant, as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. However, in consideration of the concerns raised by the Protestants, I will restrict the hours and intensity of the sign's illumination. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 14th day of May, 1994 that the Petition for Variance seeking relief from Section 413.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a Church Bulletin Board of 120 sq.ft. total (60 sq.ft. per side) in lieu of the permitted 30 sq.ft. total, in

ORDER RECEIVED FOR FILING
 Date 5/14/94
 By [Signature]

accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The subject sign shall not be illuminated between the hours of 10:00 PM and 6:00 AM on any given day. The intensity of the illumination shall be determined by the Office of Planning and Zoning and enforced by the Zoning Enforcement Division of the Zoning Administration and Development Management (ZADM) office.
- 3) The language contained on the sign shall be at the discretion of the Epworth United Methodist Church; however, there shall be no advertising matter contained on this sign unless it is related to Church activities or fundraisers.
- 4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the granting of the variance in this particular case shall not constitute a precedent for any other Church to obtain a similar sign without a public hearing to determine the appropriateness of same.

[Signature]
 TIMOTHY M. KOTROCO
 Deputy Zoning Commissioner
 for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
 Date 5/14/94
 By [Signature]

Baltimore County Government
 Zoning Commissioner
 Office of Planning and Zoning

Suite 113 Courthouse
 400 Washington Avenue
 Towson MD 21284 (410) 887-4386

John McCucken, Esquire
 823 Warren Road
 Cockeysville, Maryland 21030

RE: PETITION FOR SPECIAL HEARING
 N/S Warren Road, 46' E of the c/l of Abby Road
 (600 Warren Road)
 9th Election District - 1st Councilmanic District
 Epworth United Methodist Church - Petitioner
 Case No. 94-257-A

Dear Mr. McCucken:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-1911.

Very truly yours,
 [Signature]

TIMOTHY M. KOTROCO
 Deputy Zoning Commissioner
 for Baltimore County

- cc: Pastor Jeffrey M. Jones
 314 Wickersham Way, Cockeysville, Md. 21030
- Mr. Frank Anders, President
 Sherwood Hill Improvement Association
 10609 Topsfield Drive, Cockeysville, Md. 21030
- Mr. Terry Fahey
 233 Dawson Drive, Cockeysville, Md. 21030
- Mr. Clay M. Barnes
 207 Dawson Drive, Cockeysville, Md. 21030
- People's Counsel; File

257
Petition for Variance
 to the Zoning Commissioner of Baltimore County

for the property located at 600 Warren Rd., Cockeysville, MD 21030
 94-257-A which is presently zoned DR-3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 413.1.b of Baltimore County Zoning Regulations to permit a Church Bulletin Board of 120 sq. ft. (60 sq. ft./side) instead of the permitted 30 total sq. ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)
 The existing bulletin board was erected in 1991 as per an approved building permit #8108966 at an expense of over \$5000. To be required to remove the existing bulletin board and replace it with a smaller sign would create an unreasonable hardship and practical difficulty.

Property is to be posted and advertised as prescribed by Zoning Regulations. I do not agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Person Name: Epworth United Methodist Church
 (Type or Print Name)
 Signature: [Signature]
 Address: William E. Gerber, Chairman of Board of Trustees
 (Type or Print Name)

Address: P.O. Box 942, 200 Cockeysville Rd.
 Cockeysville, MD 21030
 City, State, Zip
 Name, Address and phone number to be contacted

ORDER RECEIVED FOR FILING
 Date 5/14/94
 By [Signature]

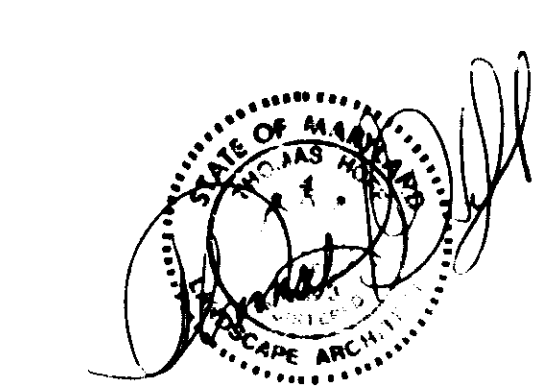
ESTIMATED LENGTH OF HEADLINE: 1/16
 UNAVAILABLE FOR HEARING
 ALL OTHERS: [Signature]
 REVIEWED BY: [Signature] DATE: 5/12/94

Description of Property at 600 Warren Road
 Owned by the Epworth United Methodist Church

94-257-A

Beginning at a point on the north side of Warren Road, 46' 00" east of the center line of Abby Road and running thence, N-6°-12'-40" E 20.60', N-39°-07'-47" W 28.08', N-6°-16'-34" E 310.52' along the right-of-way of Abby Road, S-57°-29'-39" E 323.68', S-26°-52'-03" E 291.65', to a point in Warren Road, and running thence, S-55°-37'-57" W 165.0', S-77°-22'-57" W 75.90', N-12°-52'-03" W 16.50' to the northern boundary of Warren Road and thence, S-77°-22'-57" W 42.80' along the northern boundary of Warren Road, and N-83°-47'-20" W 218.58' to the place of beginning.

Containing 3.484 acres +/-



257

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 9th Date of Posting: 5/14/94
 Posted for: [Signature]
 Petitioner: Epworth United Methodist Church
 Location of property: 600 Warren Rd., Cockeysville, Md.
 Location of sign: [Signature]
 Remarks:
 Posted by: [Signature] Date of return: 5/16/94
 Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. Jan 13, 1994

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Jan 13, 1994.

THE JEFFERSONIAN
 LEGAL AD. - TOWSON
 Publisher: [Signature]

NOTICE OF APPEAL
 The County Board of Appeals is composed of the following members: [List of names]
 The Board of Appeals shall meet on the 15th day of May, 1994, at 11:00 A.M. in the County Administration Center, 400 Washington Avenue, Towson, Maryland. Any interested party may appear and be heard at this meeting.
 The Board of Appeals shall meet on the 15th day of May, 1994, at 11:00 A.M. in the County Administration Center, 400 Washington Avenue, Towson, Maryland. Any interested party may appear and be heard at this meeting.
 LAWRENCE B. SCHMIDT
 County Clerk
 400 Washington Avenue
 Towson, Maryland 21286
 410-288-1100
 1918 January 18

Baltimore County Zoning Administration & Development Management
 111 West Chesapeake Avenue
 Towson, Maryland 21286

receipt

Account: R-01-8190
 Number: 94-257-A
 Date: 1/21/94
 Item Number: 257

Epworth United Methodist Church
 605 Warren Road
 Cockeysville, MD 21030

020 - Zoning Variance - \$250.00
 080 - Sign - \$100.00

Please Make Checks Payable To: Baltimore County

Baltimore County Government
 Office of Zoning Administration
 and Development Management

111 West Chesapeake Avenue
 Towson, MD 21204 (410) 887-3353

#257

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

For newspaper advertising:
 Item No. 257
 Petitioner: Epworth United Methodist Church
 Location: 605 Warren Rd., Cockeysville MD 21030

PLEASE FORWARD ADVERTISING BILL TO:
 NAME: Epworth United Methodist Church
 ADDRESS: P.O. Box 942, 200 Cockeysville Rd.
 Cockeysville MD 21030

PHONE NUMBER: _____

AJ:qgs (Revised 04/09/93)

Item Number: 257
 Planner: MJK
 Date Filed: 12-21-93

PETITION PROCESSING FLAG

This petition has been accepted for filing, after an initial review, and has been placed on the agenda for the zoning advisory committee. However, the following items were found to be missing or incomplete when the petition was included on the agenda by Sophia. A copy of this "flag" will be placed in the case file for the Zoning Commissioner's review. The planner that accepted the petition for filing has the option of notifying the petitioner and/or attorney prior to the hearing or Zoning Commissioner's review of the petition regarding the items noted below. If the petitioner/attorney is contacted by the planner, it is the petitioner's ultimate decision and responsibility to make a proper application, address any zoning conflicts, and to file revised petition materials if necessary. Delays and unnecessary additional expenses may be avoided by correcting the petition to the proper form.

Need an attorney

The following information is missing:

- Descriptions, including accurate beginning point
- Actual address of property
- Zoning
- Acreage
- Plats (need 12, only ___ submitted)
- 200 scale zoning map with property outlined
- Election district
- Councilmanic district
- RCZR section information and/or wording
- Hardship/practical difficulty information
- Owner's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
- Contract purchaser's signature (need minimum 1 original signature) and/or printed name and/or address
- Signature (need minimum 1 original signature) and/or printed name and/or title of person signing for legal owner/contract purchaser
- Power of attorney or authorization for person signing for legal owner and/or contract purchaser
- Attorney's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
- Notary Public's section is incomplete and/or incorrect and/or commission has expired

PET-FLAG (TXTS041)
 11/17/93

Baltimore County Government
 Office of Zoning Administration
 and Development Management

111 West Chesapeake Avenue
 Towson, MD 21204 (410) 887-3353

JANUARY 10, 1994

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-257-A (Item 257)
 605 Warren Road
 N/S Warren Road, 46' E of C/I Abby Road
 8th Election District - 3rd Councilmanic
 Petitioner(s): Epworth United Methodist Church
 HEARING: WEDNESDAY, FEBRUARY 2, 1994 at 2:00 p.m. in Rm. 118, Courthouse.

Variance to permit a church bulletin board of 120 square feet (60 square feet/side) instead of the permitted 30 square feet total.

Arnold Jablon
 Director

cc: Epworth United Methodist Church

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
 (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
 (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government
 Office of Zoning Administration
 and Development Management

111 West Chesapeake Avenue
 Towson, MD 21204 (410) 887-3353

January 21, 1994

William E. Gerber
 Chairman of the Board of Trustees
 P.O. Box 942
 200 Cockeysville Road
 Cockeysville, Maryland 21030

RE: Case No. 94-257-A, Item No. 257
 Petitioner: Epworth United Methodist Church
 Petition for Variance

Dear Mr. Gerber:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on December 21, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

Maryland Department of Transportation
 State Highway Administration

O. James Lighthizer
 Secretary
 Hal Kassoff
 Administrator

1-3-94

Ms. Charlotte Minton
 Zoning Administration and
 Development Management
 County Office Building
 Room 109
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Re: Baltimore County
 Item No. 94-257 (MJK)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
 Bob Small
 for DAVID N. STANLEY, ACTING CHIEF
 John Constabile, Chief
 Engineering Access Permits
 Division

BS/

My telephone number is _____
 Maryland Relay Service for Impaired Hearing or Speech
 1-800-735-2258 Statewide Toll Free
 Mailing Address: P.O. Box 717 - Baltimore, MD 21203-0717
 Street Address: 707 North Calvert Street - Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
 INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Zoning Administration and
 Development Management

DATE: January 5, 1994

FROM: Pat Keller, Deputy Director
 Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
 Item No. 243, 248, 250, 251, 253, 255, 256, 257, and 259.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey W. Long
 Division Chief: _____

PK/JL:lw

ZAC 243/PZONE/ZAC1

Baltimore County Government
 Fire Department

700 East Joppa Road Suite 901
 Towson, MD 21286-5500 (410) 887-4500

JAN 5 1994

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
JOHN T. HIGGUCKER	323 WARREN RD COCKEYSVILLE, MD, 21030
JEFFREY W. JONES	314 WICKSBURN WAY COCKEYSVILLE, MD 21030
MORRIS E. GREEN	35 PICKBURN CT COCKEYSVILLE MD 21030
William E. Gosior	2105 GLETON AVE ROBINSON, MD 21136

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
SHEPHERD HILL IMPROVEMENT ASSO	10600 TOPSFIELD DRIVE 49 Frank Rindler COCKEYSVILLE, MD 21030
TERRY FINE	533 DAWSON DR
Clay M. Barnes	209 Dawson Drive Cockeysville MD 21030



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS AND LICENSES
TOWSON, MARYLAND 21284

577-170P

BUILDING PERMIT #

PERMIT NO: B108966 CONTROL NO: 51-7692 DIST: 00 PREC: 02
DATE ISSUED: 10/15/91 TAX ACCOUNT #

PLANS: CHURCH 1 PLY. 1 R. 1 F. 1 V. 1 DATA 9 FLEC. NO. PLIN. NO.
LOCATION: 600 WARREN RD
SUBDIVISION:

OWNER INFORMATION
NAME: EPWORTH UNITED METHODIST CHURCH
ADDR: 600 WARREN RD., COCKEYSVILLE, MD, 21030

ISSUED TO: EPWORTH UNITED METHODIST CHURCH
PEARSON ET AL, INC.

INSTALL 6' X 8' 6" 1/2" FREE
STANDING SIGN (NON-ILLUM.) ON FRONT OF
PROPERTY. LICENSE TAG MUST BE AFFIXED TO
SIGN.

BLDG. CODE: TRCA CODE OWNERSHIP: PRIVATELY OWNED
RESIDENTIAL CATEGORY:

ESTIMATED \$ PRODUCED USE CHURCH & SIGN
1,000.00 EXTENSIVE USE CHURCH

TYPE OF EMPRY: NEW BUILDING CONSTRUCTION
USE: SIGN
FOUNDATION: BARREMENT: PUBLIC EXIST
SECURE: PUBLIC EXIST

LOT SIZE AND SETBACKS
6321
FRONT STREET:
SIDE STREET:
FRONT YIELD: 22
SIDE YIELD: NC/NC
SIGN YIELD: NC
RUM YIELD: NC

PETITIONER'S EXHIBIT 2
Support permit for church sign

PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21286

October 14, 1993 (410) 887-3353

William Gerber, Trustee Chairman
Epworth United Methodist Church
C/O Gerber's Incorporated
P.O. Box 942
200 Cockeysville Road
Cockeysville, Maryland 21030

EXHIBIT 3
No. Case No. C-94-217
600 Warren Road
8th Election District

Dear Mr. Gerber:

Thank you for supplying the Enforcement Division with a copy of Baltimore County Permit No. B108966 that relates to the erection of a 6' X 8' 6" non-illuminated free standing sign. Further review of this permit does indicate that on October 15, 1991 it was issued to Epworth United Methodist Church. However, whoever processed this application in 1991 for Zoning should not have approved this permit, because it does violate Section 413.1B of the Baltimore County Zoning Regulations. Thus for this sign to remain in its present size along with the free-standing sign a variance petition must be filed with Zoning Administration and Development Management.

By November 14, 1993 an appointment review date must be established within Zoning Administration (887-3391) to file the variance petition.

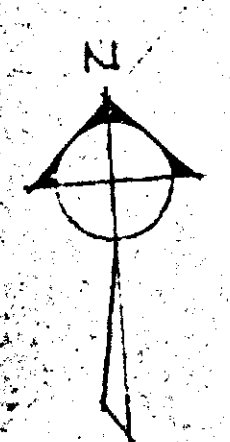
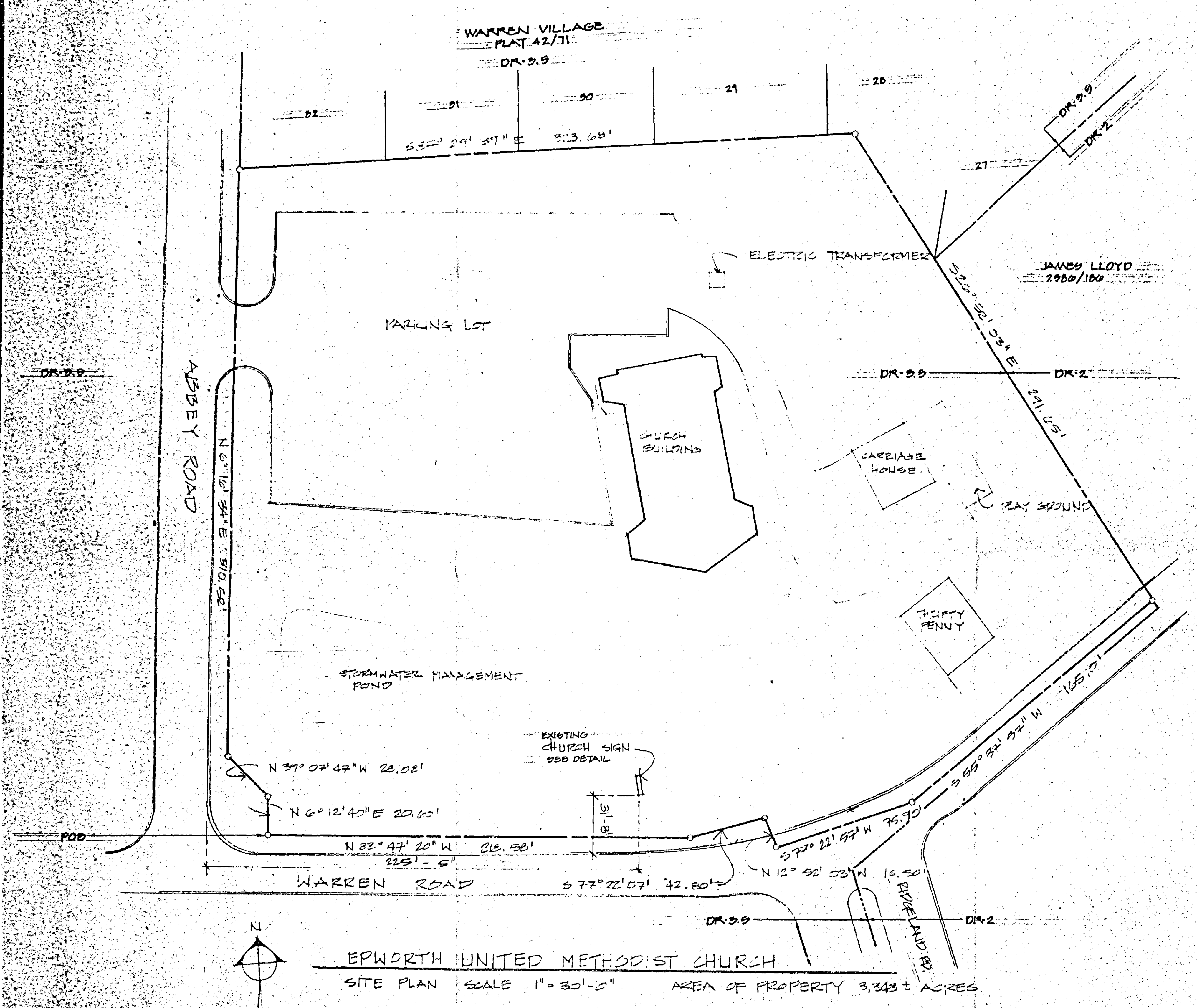
It will be necessary for either yourself or perhaps a member of the church to obtain the appropriate petition forms in Room 109 of the Baltimore County Office Building, 111 West Chesapeake Avenue.

Failure to take this action or modify the signage to comply with Section 413.1B would leave us no alternative but to issue a citation. It is trusted that such action will not be necessary.

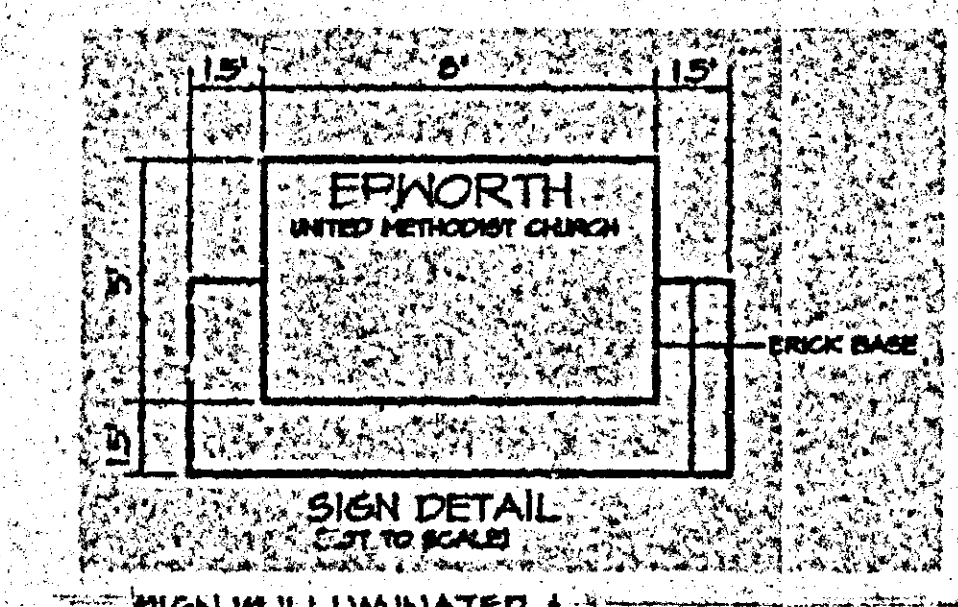
If additional questions remain, please contact either Inspector Donna Thompson or myself at 887-3351.

Sincerely,
James H. [Signature]
Zoning Coordinator

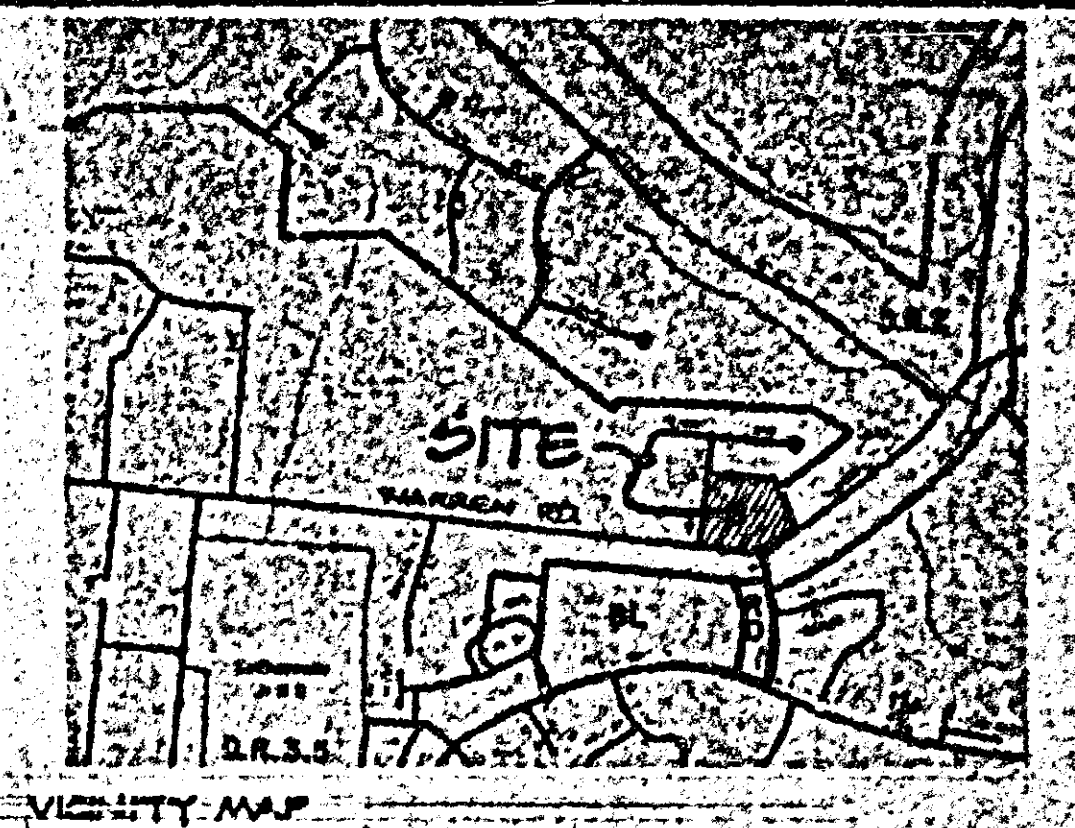
JHT/sh
cc: Epworth United Methodist Church
File



EPWORTH UNITED METHODIST CHURCH
 SITE PLAN SCALE 1" = 30'-0" AREA OF PROPERTY 3.343 ± ACRES



OWNER:
 EPWORTH UNITED METHODIST CHURCH
 600 WARREN RD
 DOCKETVILLE, MD 21030



VICINITY MAP
 SCALE 1" = 1000'

- NOTES:
- 1) THIS PLAT HAS BEEN PREPARED FROM PLANS AND OTHER DOCUMENTS PROVIDED BY THE CLIENT AND DOES NOT REPRESENT A FIELD RUN SURVEY.
 - 2) THIS PLAT HAS BEEN PREPARED FOR ZONING PURPOSES ONLY.
 - 3) SITE IS SERVED BY PUBLIC WATER & SEWER.

94-257-A

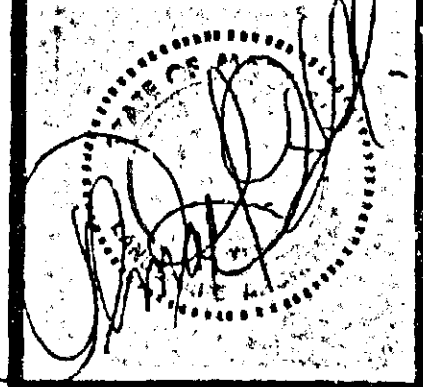
VARIANCE REQUESTED:
 VARIANCE TO SECTION 419.1.1.1. OF THE DCIM TO PERMIT A BULLETIN BOARD OF 110" X 110" INSTEAD OF THE ALLOWED 50".

PETITIONER'S
 EXHIBIT # 257

PLAT TO ACCOMPANY PETITION FOR
 SIGN VARIANCE

EPWORTH UNITED METHODIST
 CHURCH
 600 WARREN ROAD

3rd COUNCILMANIC DISTRICT
 5th ELECTION DISTRICT, BALTIMORE CO.



REVISIONS:	SCALE: AS SHOWN
	DATE: 11/13/19
	JOB NO.: 120-017
	DESIGNED: TCB
	DRAWN: JCA
	CHECKED: PH

Hoff & Antonucci
 ASSOCIATES
 Land Development Consultants
 and Landscape Architects

1717 York Road • Suite 18 • Lutherville, MD 21088
 301-628-9225 • Fax 301-628-9229

DRAWING NUMBER: Z-1
SHEET: 1 OF 1

REV: 1/91

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