

IN RE: PETITION FOR VARIANCE
NM/Corner Warren Road and
Howard Avenue
(232 Warren Road)
8th Election District
3rd Councilmanic District
Cockeysville Baptist Church
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 94-347-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 232 Warren Road, located in the Cockeysville area of Northern Baltimore County. The Petition was filed by the owner of the property, the Cockeysville Baptist Church, by Rowland Scott, Pastor, through their attorney James H. Patterson, Esquire. The Petitioner seeks a variance from Section 413.1.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a double-faced replacement sign with a total area of 100 sq.ft. in lieu of the maximum permitted 30 sq.ft., single-faced sign. The subject property and relief requested is more particularly described on Petitioner's Exhibits 2 & 2A.

Appearing on behalf of the Petitioner were Rowland Scott, Pastor, and James H. Patterson, Esquire. Many members of the Church as well as a few residents of the area appeared in support of the Petitioner's request. Appearing as Protestants in the matter were numerous other residents of the community, including Tom Fahay, a member of the Sherwood Hill Improvement Association.

Testimony presented revealed that the subject property consists of 1.99 acres, more or less, zoned D.R. 2.5, and is improved with an interior sanctuary and educational building for the Cockeysville Baptist Church, a two-story dwelling for the Pastor and his family, and a garage. The

Petitioner filed the instant Petition to legalize an existing double-faced sign of 100 sq.ft. total. Testimony indicated the subject sign was erected approximately two years ago to replace the original Church sign which had become deteriorated and worn out. Rev. Rowland Scott testified that he was personally involved in the replacement of the old sign. He testified that in December 1992, he and his wife met with representatives of the Department of Permits and Licenses and other County agencies to ascertain whether or not a permit was needed to replace the old sign. At that time, they presented the County with a design plan for the replacement sign and completed a permit application. Copies of both documents were submitted into evidence as Petitioner's Exhibits 2B and 2, respectively. Rev. Scott testified that in December 1992 he was told by the various representatives of Baltimore County that a permit for the replacement sign was not necessary inasmuch as he was replacing an existing sign.

In March 1993, the new sign was erected on the property. The size and dimensions of the replacement sign are depicted on Petitioner's Exhibit 1. It should be noted that the old sign was 4' high by 8' wide while the replacement sign is 5' high by 10' wide. Furthermore, the new sign has been illuminated with greater intensity than the old sign.

Rev. Scott further testified that he interviewed various residents of the area to ascertain whether there was any opposition to the new sign. Rev. Scott introduced as Petitioner's Exhibit 5 a 200-scale zoning map of the community wherein he had marked with a red "X" all of the residents he contacted and who indicated they were not opposed to the replacement sign. It should be noted that many of the residents who reside in the immediate vicinity of the Church are not opposed.

- 2 -

In addition to the testimony of Rev. Scott, the Petitioner also called two residents of the area to testify. Specifically, Mr. Roy Neuman, who resides on the adjoining property at 230 Warren Road, testified in support of the subject sign. Mr. Neuman testified that he has lived adjacent to the subject property for the past 9 years but is not a member of the Church. Mr. Neuman testified that he is not opposed to the sign and believes that it is an improvement over the old sign which was worn out and in need of replacement. He further testified that the whole issue concerning this sign has been blown out of proportion. In his opinion, the community's opposition to the sign is because of the religious messages that appear on the facade of the sign and not the sign itself.

Mr. Bob Valentin, who resides approximately 50 feet from the Church at 10519 Howard Avenue, also testified on behalf of the Petitioner. Mr. Valentin testified that he has resided on his property for the past 36 years. He testified that the old sign was deteriorated and falling apart and in dire need of replacement. He testified that he approves of the new sign and stated that the new sign is similar to other signs that currently exist in the area.

Appearing and testifying in opposition to the sign was Tom Fahay, a member of the Sherwood Hill Improvement Association. Mr. Fahay testified that he has lived in the community for the past 10 years. He considers the new sign to be a monstrosity, very obtrusive, and poorly constructed. He testified that in his opinion, the sign looks like a "Route 40 Highway-York sign" and feels that the sign is both over-sized and too brightly illuminated. Mr. Fahay stated that the sign is so bright that it is difficult to see oncoming traffic along Warren Road. Mr. Fahay believes

- 3 -

the sign to be an infringement on the residential character of the community and a commercial encroachment.

Also appearing in opposition to the Petitioner's request was Ty Young. Mr. Young, who has been a resident of the area for the past 2 years, testified that he was extremely surprised to see a new sign being erected on the Church property. Mr. Young does not feel that the new sign blends with the residential character of the surrounding community and looks very commercial in nature. He agreed with Mr. Fahay that the sign is too bright and impairs the vision of motorists travelling along Warren Road. He also testified that one of his out-of-town friends have commented on the size of this sign.

Mr. Faye Ennis also testified in opposition to the sign. She believes the sign is large and obnoxious and too brightly illuminated. She also believes the sign, since it is mounted on two posts, sits too high off the ground.

Last to testify in opposition to the Petitioner's request was Clay Barnes, a nearby resident of the area. Mr. Barnes basically corroborated the testimony of the previous witnesses who believe the sign is too large and obnoxious, too brightly illuminated and too commercial in appearance. He believes the Church should maintain a sign similar to the original sign. He further stated that the community should not be penalized and forced to live with this sign because the Church failed to obtain a proper variance prior to having the sign constructed on the site.

It is clear that practical difficulty and unreasonable hardship will result if a variance for the subject sign is not granted. Testimony presented by Rev. Scott demonstrated that he personally visited the Department of Permits and Licenses prior to having the present sign constructed

- 4 -

on the property. He presented a plan for the proposed sign to the Department of Permits and Licenses and other County agencies and completed a permit application for the subject sign. Furthermore, he indicated on the face of the application that the Church intended to construct a 5' x 10', double-faced, illuminated sign on the property as shown on the site plan. Rev. Scott was informed in December 1992 by a County representative that a permit was not necessary, and furthermore, that a variance was not necessary since it was a replacement sign. Rev. Scott proceeded to have the sign erected some three months later relying on information received from Baltimore County. Furthermore, the Church expended a considerable sum of money to have the sign constructed on the property.

As to the aesthetics of the subject sign, the opinion of the community appears to be split. Some of the residents, many of whom live in the immediate vicinity of the sign, have no objection to the size and appearance of the sign, nor are they opposed to its illumination. However, other residents of the area took time away from their jobs to come to the hearing and voice their vehement opposition to the size, appearance and illumination of this sign.

It is not the practice of this Office to rule upon the aesthetics of signage, nor is it the practice of this Office to regulate the content of Church signs on Church property. On the appearance of the sign, who has the best left in the hands of the Office of Planning and Zoning who has professionals trained to plan and design signs that will blend in with and conform to the character of the surrounding locale. In the opinion of this Deputy Zoning Commissioner, the subject sign was constructed without taking into consideration the design and character of the surrounding community. Therefore, at my request, two Area Planners with the Office of

Planning made an inspection of the site to determine how the subject sign could be redesigned to make it more aesthetically pleasing to the community. A design plan has been developed by the Area Planners, a copy of which has been attached to this Order. As a condition of the relief granted herein, the Petitioner shall be required to redesign the existing sign to conform to the recommendations of the Office of Planning and Zoning.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. *Reichman v. Boley*, 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;
- 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).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

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. 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 require-

ments 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.

WHEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 4th 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 double-faced, illuminated replacement sign with a total area of 100 sq.ft. in lieu of the maximum permitted 30 sq.ft., single-faced sign, is accordance with the Landmarks Concept Plan prepared by the Office of Planning and Zoning, dated April, 1994, he and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their sign permit and be granted same upon receipt of this Order; however, 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 Petitioner shall redesign the sign and provide landscaping around the sign in accordance with the two-page Landmarks Concept Plan prepared by the Office of Planning and Zoning dated April 1994, a copy of which has been attached hereto and made a part hereof. These improvements must be completed within sixty (60) days of the date of this Order. Upon completion of these improvements, the Petitioner shall notify the Office of Planning and Zoning to arrange an inspection of the property to ensure compliance with the Landmarks Concept Plan noted above.

- 3) Illumination of the subject sign shall be permitted between the hours of 6:00 AM and 10:00 PM 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.
- 4) The language contained on the sign shall be at the discretion of the Cockeysville Baptist Church; however, there shall be no advertising matter contained on this sign unless it is related to Church activities or fundraisers.
- 5) When applying for any permits, the site plan and/or landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

THH:bjs

Thomas H. Barnes
THOMAS H. BARNES
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 5/11/94
By SP

- 5 -

ORDER RECEIVED FOR FILING
Date 5/11/94
By SP

- 6 -

ORDER RECEIVED FOR FILING
Date 5/11/94
By SP

- 8 -

Suite 113 Courthouse
800 Washington Avenue
Towson, MD 21204

Baltimore County Government
Zoning Administration
Office of Planning and Zoning



(410) 887-4386

May 6, 1994

James H. Patterson, Esquire
400 E. Joppa Road
Towson, Maryland 21286

RE: PETITION FOR VARIANCE
NW/Corner Warren Road and Howard Avenue
(232 Warren Road)
8th Election District - 3rd Councilmanic District
Cockeysville Baptist Church - Petitioner
Case No. 94-347-A

Dear Mr. Patterson:

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 887-3393.

Very truly yours,

Timothy R. Atwood
TIMOTHY R. ATWOOD
Deputy Zoning Commissioner
for Baltimore County

TMO:bjp

cc: Rev. Rowland Scott
232 Warren Road, Cockeysville, Md. 21030

Mr. Tom Fahay
232 Jowen Drive, Cockeysville, Md. 21030

People's Council

File

CERTIFICATE OF POSTING
Baltimore County Government
Office of Planning and Zoning

Case No. 94-347-A

Postage Paid

Date of Posting: 5/11/94

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Petition for Variance

to the Zoning Commission of Baltimore County
for the property located at 232 Warren Road, Cockeysville MD 21030

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner of the property above is desirous of obtaining a variance from the Zoning Ordinance of Baltimore County, Maryland, for the property located at 232 Warren Road, Cockeysville MD 21030, for the purpose of installing a sign on the property.

413.1, 1, B to permit an existing replacement sign on an area of 100 sq. ft. in lieu of the present sign on said 30 sq. ft.

is filed with the Office of Zoning Administration & Development Management, Baltimore County, Maryland, for the purpose of installing a sign on the property.

SEE ATTACHMENT

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or my agent, agree to pay expenses of all signs, notices, and other things of this nature, and further agree to and be bound by the zoning regulations and conditions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

Owner/Postmaster

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With the following notice of intent, with the petition of this nature, and further agree to and be bound by the zoning regulations and conditions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

Legal Owner

Cockeysville Baptist Church

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ATTACHMENT
PETITION FOR ZONING VARIANCE
COCKEYSVILLE BAPTIST CHURCH

The removal of the existing sign would cause the following practical difficulties:

A) The allowable sign would be too small and unsafe to be seen. The purpose of the existing sign is to safely identify the Church and to give the hours of the various activities. The area where the Church and sign are located is very open. The allowable sign, which is much smaller and one-sided, could not be seen without diverting the driver's attention and would cause a danger to public safety and welfare.

B) The current sign was constructed to take advantage of the topography.

C) The current sign was erected to replace a prior sign that was located in the same place.

D) The spirit of the sign ordinance would appear to be such that excessive signs, both in size and style, should not be allowed in residential areas. The ordinance allows for signs that are tastefully done and serve the purpose of identification for the permitted non-residential activities. The allowance of this variance would certainly fulfill the spirit of the ordinance.

E) Denying the variance would require the Church to remove the existing sign and replace it with smaller, one-sided sign that could not be safely used. This would be unnecessarily burdensome and as already stated, would cause increased danger to public safety and welfare.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3393

DUE DATE: CLOSING DATE OF HEARING DATE

INVOICE

Rev. Rowland Scott
Cockeysville Baptist Church
232 Warren Road
Cockeysville, Maryland 21030

CASE NUMBER/PROJECT NAME: 94-347-A

(1) Zoning Notice Sign and Post Set(s) @ \$60.00/set = \$60.00 Due*

(In lieu of payment, we ask that you make use of the following waiver)

INVOICE NUMBER

CASE NUMBER/PROJECT NAME: 94-347-A

Returned _____ Zoning Notice Sign and Post Set(s).

DATE _____ for SIGN

*Amount Due waived upon return of the COMPLETE sign and post set(s). When you return same, bring this form with you.



BROYLES, HAYES AND ASSOCIATES, INC.

Engineers • Land Planners • Surveyors
4075 BLOOMSBURY ROAD • ELICOTT CITY, MD 21043-6035
PHONE (410) 762-0000 • FAX (410) 762-0002

ZONING DESCRIPTION OF 232 WARREN ROAD
COCKEYSVILLE BAPTIST CHURCH

FEBRUARY 1, 1994

BEGINNING for the same at a point on the northwestern corner of the intersection of the northern edge of Warren Road right-of-way and the western edge of Howard Avenue right-of-way, 1218 feet easterly from the centerline of Greenside Drive, thence running and binding with said northern edge of Warren Road right-of-way,

- 1) North 77 degrees 53 minutes West 208.75 feet, thence leaving said Warren Road and running the following four lines viz:
 - 2) North 11 degrees 59 minutes East 426.25 feet,
 - 3) South 77 degrees 53 minutes East 120.70 feet,
 - 4) South 11 degrees 59 minutes West 25.00 feet,
 - 5) South 77 degrees 53 minutes East 88.04 feet to a point on the western edge of Howard Road right-of-way, thence running and binding with the western edge of said Warren Road right-of-way
 - 6) South 11 degrees 59 minutes West 401.25 feet to the point of beginning. Containing 1.99 acres more or less. This description does not constitute a boundary or field survey and is only for the purpose of a zoning hearing.



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3393

NOTICE HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbors 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 HEARING ORDER.

Rowland Scott, Director

For newspaper advertising:

File No. 333

Petitioner:

Location:

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Rowland Scott (see)

ADDRESS: 232 Warren Rd

Cockeysville, MD 21030

*PHONE NUMBER: 410-628-2425

MUST BE SUPPLIED

1-2 (4/25/93)

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 17, 1994

THIS IS TO CERTIFY that the annual advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 consecutive weeks, the first publication appearing on March 17, 1994.

THE JEFFERSONIAN.

A. Henrickson
LEGAL ATTORNEY

receipt

Amount: \$40.00

Item Number: 333

Taken in 41. 268

Case 34-94
Cockeysville Baptist church
232 Warren Rd.

420 - 0 Variance Hearing \$250.00
080 - sign & posting - 35.00

Total - \$285.00

\$285.00

3403BOLLINGDRIVE
BALTIMORE, MD 21204

Payment Made Check Payable To: Baltimore County

Customer Signature

TO: POTOMAC PUBLISHING COMPANY
March 17, 1994 Issue - Baltimore

Please forward billing to:

Rev. Rowland Scott
Cockeysville Baptist Church
232 Warren Road
Cockeysville, Maryland 21030
428-2425

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 N. Chesapeake Avenue in Towson, Maryland 21204

or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-347-4 (Item 333)
232 Warren Road
Cockeysville Baptist Church
BSC Warren Road and Second Avenue
R13 Election District - 3rd Councilmember
Petitioner(s): Cockeysville Baptist Church
HEARING: WEDNESDAY, APRIL 13, 1994 at 11:00 a.m., Rm. 118 Old Courthouse.

Variance to permit an existing replacement double-sided sign with an area of 100 square feet in line of the permitted one-sided 30 square feet.

LAWRENCE E. SCHWEP
CHIEF COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE UNRECORDED ACCESSIBLE FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION OVERVIEW THE FILE NUMBER HEARING, PLEASE CALL 887-3353.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

MARCH 8, 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 N. Chesapeake Avenue in Towson, Maryland 21204

or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-347-4 (Item 333)
232 Warren Road
Cockeysville Baptist Church
BSC Warren Road and Second Avenue
R13 Election District - 3rd Councilmember
Petitioner(s): Cockeysville Baptist Church
HEARING: WEDNESDAY, APRIL 13, 1994 at 11:00 a.m., Rm. 118 Old Courthouse.

Variance to permit an existing replacement double-sided sign with an area of 100 square feet in line of the permitted one-sided 30 square feet.

Arnold Jablon
Director

cc: Cockeysville Baptist Church
James H. Patterson

NOTES: (1) HEARINGS ARE UNRECORDED ACCESSIBLE FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) HEARINGS ARE UNRECORDED ACCESSIBLE FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION OVERVIEW THE FILE NUMBER HEARING, PLEASE CALL 887-3353.

COPY (410) 887-3353

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

March 31, 1994

James H. Patterson, Esquire
400 N. Joppa Road
Towson, MD 21206

RE: Case No. 94-347-4, Item No. 333
Petition for Variance
Petitioner: Cockeysville Baptist Church

Dear Mr. Patterson:

The above-referenced petition and accompanying plans were accepted for filing on March 4, 1994 and a hearing was scheduled accordingly. Respectively, the Zoning Advisory Committee (ZAC) has reviewed those plans. Enclosed are copies of the comments received to date from the reviewing agency/agencies offering or requesting information on the petition. These comments are not intended to indicate the appropriateness of the zoning action requested, but rather to ensure that all parties; i.e., zoning commissioner, attorney, and/or petitioner, are aware of any issues that may have a bearing on this case. Should we receive any additional informative comments, they will be forwarded to you immediately. (Comments that are not informative are placed in the case file; you will not receive a copy.)

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 the Office of Zoning Administration and Development Management has instituted a system whereby those zoning attorneys who regularly file petitions that comply with all aspects of the zoning regulations and petition(s) filing requirements can file their petition(s) with this office without the necessity of a preliminary review by zoning personnel. However, previous staff reviews and violations must be identified at that time.

James H. Patterson, Esquire
March 31, 1994
Page 2

2. Any attorney choosing to file without preliminary review should be fully aware of their responsibility for accuracy and completeness. Any petition(s) filed in this manner will be reviewed and commented on by zoning personnel prior to the hearing. You should be aware that there may be insufficient time to correct the petition after the comments are made; and therefore, if the petition(s) was/were filed incorrectly, there is the possibility that another hearing would be required or that the zoning commissioner would deny the petition.

3. Attorneys, engineers, and applicants who make appointments to file petitions on a regular basis and who fail to keep the appointment without a 72-hour notice will be required to submit the appropriate filing fee at the time any further appointments are made. Failure to keep those appointments without 72 hours advance notice will result in the forfeiture of the filing fee.

If you have any questions concerning the enclosed comments, please feel free to contact Charlotte Hinton at 887-3391 or the commenting agency.

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

ENCLOSURE

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: March 11, 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 Nos. 328, 328, 332 and 333.

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 Long*

Division Chief: *Pat Keller*

FW/SLW

Baltimore County Government

700 East Joppa Road Suite 301
Towson, MD 21286-5500

(410) 887-4500

DATE: 03/11/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

6. The Fire Prevention Bureau has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 331, 332 AND 333.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Prevention, PHONE 887-6881, RS-11027

cc: File

RECEIVED
MAR 15 1994
ZADM

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

July 8, 1994

(410) 887-4386

Dr. Rowland Scott, Pastor
Cockeysville Baptist Church
232 Warren Road
Cockeysville, Maryland 21030

RE: PETITION FOR VARIANCE
Cockeysville Baptist Church - (232 Warren Road)
Case No. 94-347-4

Dear Dr. Scott:

In response to your original letter received June 3, 1994 and subsequent letter dated June 25, 1994 regarding the above-captioned matter, the following comments are offered.

You have requested an extension of time in which to comply with Restriction No. 2 of the Order issued May 4, 1994 requiring landscaping of the proposed Church sign. Pursuant to your letter of June 25, 1994, you have reached an agreement with the Landscape Architect, Avery Harden, and Nicholas Linehan of the Office of Planning and Zoning to extend completion of the required landscaping to Spring, 1995.

Inasmuch as you have reached an agreement favorable to the Office of Planning and Zoning, I shall grant your request for extension. By copy of this letter to the case file and the Office of Planning and Zoning, it is hereby affirmed that completion of the required landscaping of the Church sign shall be extended to the Spring of 1995.

Should you have any further questions on the subject, please do not hesitate to contact me.

Very truly yours,

Timothy M. Kotzko
TIMOTHY M. KOTZKO
Deputy Zoning Commissioner
for Baltimore County

THB:bjs

cc: Messrs. Avery Harden and Nicholas Linehan

Office of Planning and Zoning

Mr. Tom Fahey, 233 Dawson Drive, Cockeysville, Md. 21030

People's Counsel; Case File

Cockeysville Baptist Church
232 WARREN ROAD
COCKEYSVILLE, MARYLAND 21030

CHURCH PHONE: 889-9425 • HOME PHONE: 889-1900

ROWLAND D. SCOTT, PASTOR

RECEIVED
JUN 30 1994
ZONING COMMISSIONER

June 25, 1994

Dear Timothy Kotzko,

During my meetings with Nicholas Linehan and Avery Harden on June 23, 1994, it was suggested that I write and ask permission for an extension to do the landscaping around the sign, as some of the plants would not live if planted at this present time of year.

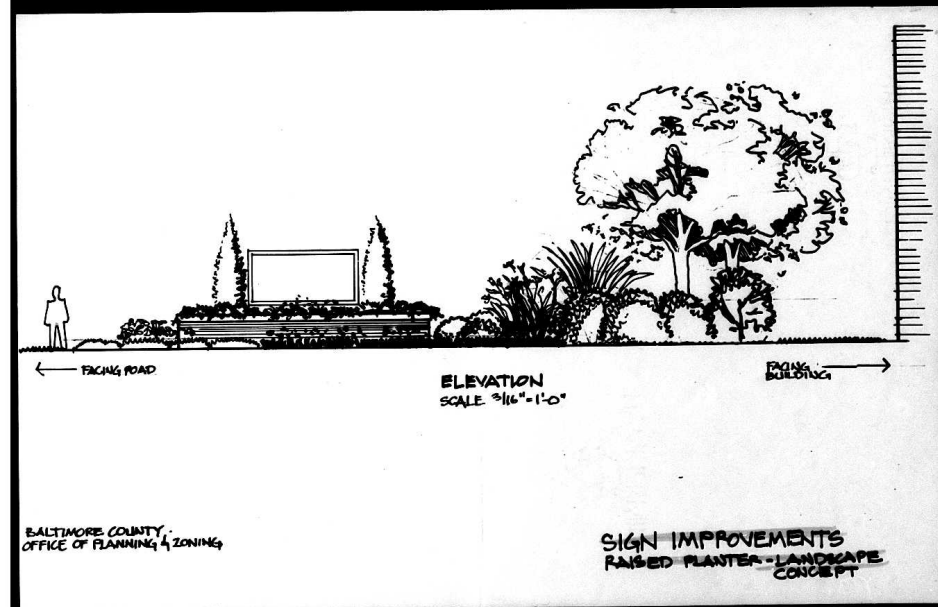
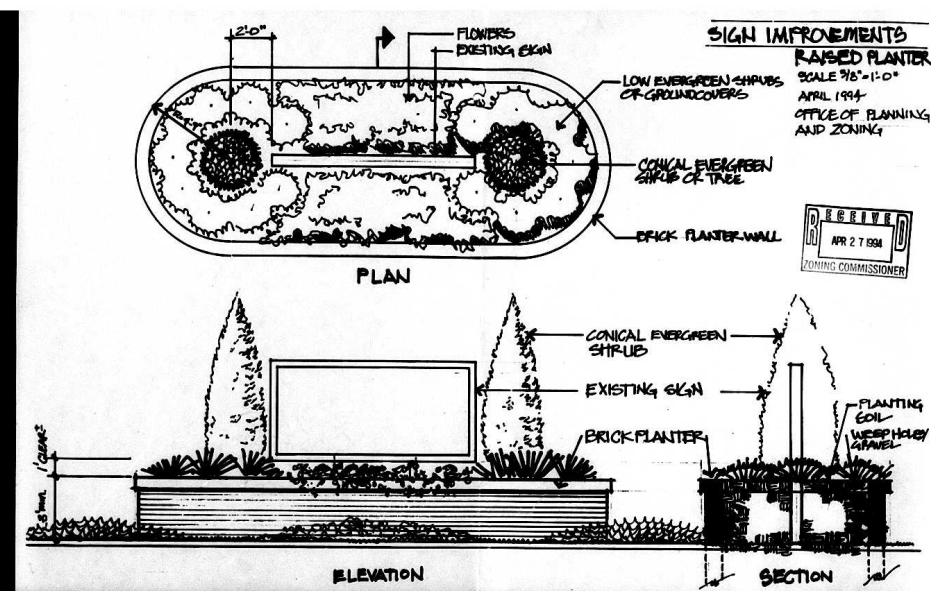
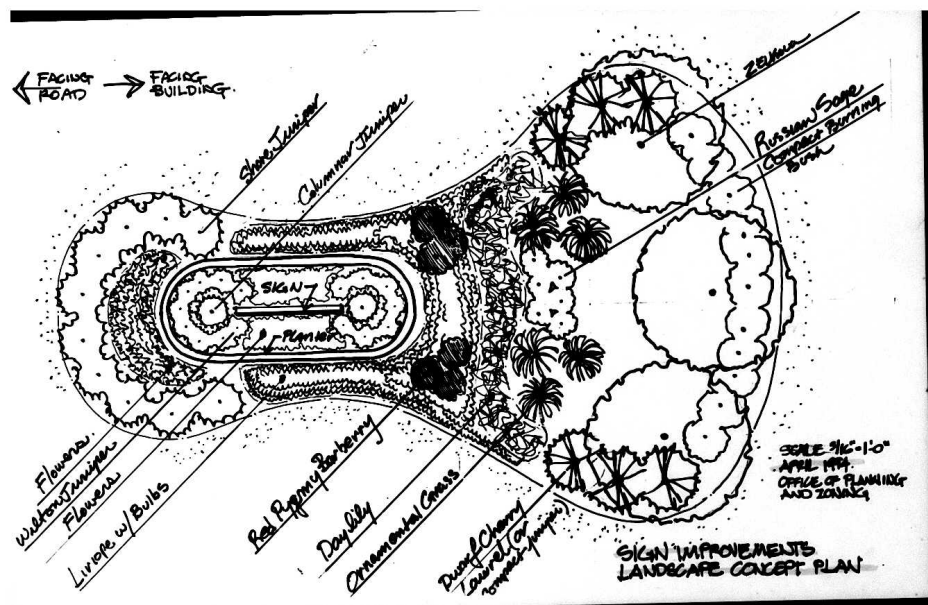
Avery Harden and Nicholas Linehan of Planning and Zoning feel that the extension should be until, Spring of 1995.

Thanks for understanding.

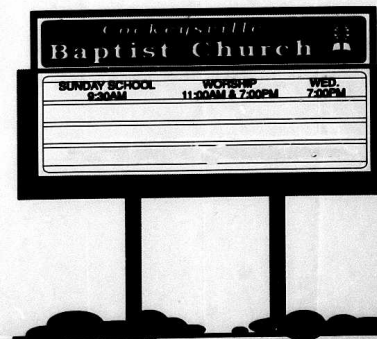
Sincerely,

Dr. Rowland Scott, Pastor
Dr. Rowland Scott, Pastor

ZAC.325/PZONE/DAC1



ORIGINAL J.M. STEWART CORP. DESIGN
DO NOT DUPLICATE 1-800-237-3928 REVIT 11-91



- BALTIMORE COUNTY VARIANCE HEARING
FOR THE COCKEYSVILLE BAPTIST CHURCH SIGN ISSUE
April 13, 1994
- I am opposed to the Cockeysville Baptist Church sign for the following reasons:
- COMMERCIAL ENCROACHMENT**
It allows the commercialization of the York Road corridor to bleed into our residential neighborhood. Allowing this sign to remain will set a precedent for the future of the Warren Road residential area.
 - THE SIGN IS A SAFETY HAZARD**
During late evening and night hours the sign produces such a glare that it is difficult to see eastbound Warren Road traffic when pulling out of Howard Avenue.
 - THIS SIGN IS A MONSTROSITY**
The sign is approximately three times that which is allowed by the Baltimore County zoning regulations; i.e., 85.5 square feet compared to the allowable 30 square feet.
 - THIS SIGN IS OBTRUSIVE AND OF POOR QUALITY**
This sign gives the appearance of a lighted box on stilts. Its cheap construction and poor design is very evident. It certainly is a distraction from our community.
 - COLORFUL ILLUMINATION**
The Baltimore County zoning regulations clearly state that no sign should contain colored illumination. Approximately 50% of the sign surface is a bright blue color illuminated by fluorescent lighting.
 - OTHER COMMENTS**
 - The Cockeysville Baptist Church had a perfectly acceptable, attractive sign that met the Baltimore County zoning regulations. For some unknown reason, the Church decided to demolish this sign and construct the "monstrosity".
 - The sign company that manufactured and constructed this "monstrosity" should bear a significant portion of the responsibility. Any reputable sign company that works in Baltimore County should know that a sign permit is required. This information should have been conveyed to the Pastor.
 - The Pastor, likewise, should have known enough to call Baltimore County to see if a sign permit was required. Ignorance of the law is no excuse.
 - The Church officials should have had enough foresight to involve the Community in the planning of their signage. After all, we are the ones that have to look at it day in and day out.
- 2/2
STC08AP

PETITIONER'S EXHIBIT 4

A PETITION FOR CROOKSVILLE BAPTIST CHURCHES NEW SIGN, WHICH IS LOCATED ON 232
WARRIOR ROAD, CROOKSVILLE, PORTLAND 21030.

We the co-sign would like to state that we approve of the new church sign and feel it is a pleasing structure for our area. The churches old sign was unsuitable and it was deteriorating. This new sign was really needed and has given a nice appearance to the community.

NAME	ADDRESS	CITY	STATE	ZIP	Phone - Number
Walt Haggard	1525 Wapahick Rd. Middle Md	21030	MD	472-4883	
Walt Haggard	1525 Wapahick Rd. Middle Md	21030	MD	472-4883	
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Walt Haggard	1525 Wapahick Rd. Middle Md	21030	MD	472-4883	
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NAME	ADDRESS	CITY	STATE	ZIP	Phone - Number
Joseph Garner	Timonium Md	21093	MD		
2426 Chestnut Cir					
Marian Huebner	Sparks Md	21154	MD		
Shelly Smith	Crooksville Md	21030	MD		
Miss Ann Chenoweth	Crooksville Md	21030	MD		
Mary Ann Chenoweth	Crooksville Md	21030	MD		
Donna Lee Chenoweth	Crooksville Md	21030	MD		
Quinn Smith	Thurs School Dam Rd. Crooksville Md	21030	MD	584-4585	
Ruby Weaver	Crooksville Md	21030	MD		
Edgar Ringer	112 Warrick Rd. Crooksville Md	21030	MD		
Marjorie Smith	618 H. Cleveland Rd. Crooksville Md	21030	MD		
John Haggard	1525 Wapahick Rd. Middle Md	21030	MD	472-4883	
Renee Blanton	Crooksville Md	21030	MD		
John Speed	1044 Big Falls Rd. Middle Md	21111	MD		
John Haggard	1525 Wapahick Rd. Middle Md	21030	MD	472-4883	
Barbara Blanton	127317 Warrick Rd. Crooksville Md	21030	MD		
Travis A. Blanton	10715 Pt Spring Rd. Crooksville Md	21030	MD		
James H. Blanton	9800 Warrick Rd. Crooksville Md	21030	MD		
Edith Schmidt	884263 Crooksville Md	21030	MD		
Mary Blanton	30 Crooksville Md	21030	MD		
John Haggard	1525 Wapahick Rd. Middle Md	21030	MD	472-4883	
John Haggard	1525 Wapahick Rd. Middle Md	21030	MD	472-4883	
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NAME	ADDRESS	CITY	STATE	ZIP	Phone - Number
Nickel Blanton	1525 Wapahick Rd. Middle Md	21030	MD	472-4883	
Calvin Smith	10301 York Rd. Sparks Md	21154	MD	472-4883	
William Blanton	10301 York Rd. Sparks Md	21154	MD	472-4883	
Patricia Blanton	3615 Wapahick Rd. Middle Md	21030	MD	472-4883	
Shelly Smith	3615 Wapahick Rd. Middle Md	21030	MD	472-4883	
William Blanton	3615 Wapahick Rd. Middle Md	21030	MD	472-4883	
John Haggard	1525 Wapahick Rd. Middle Md	21030	MD	472-4883	
John Haggard	1525 Wapahick Rd. Middle Md	21030	MD	472-4883	
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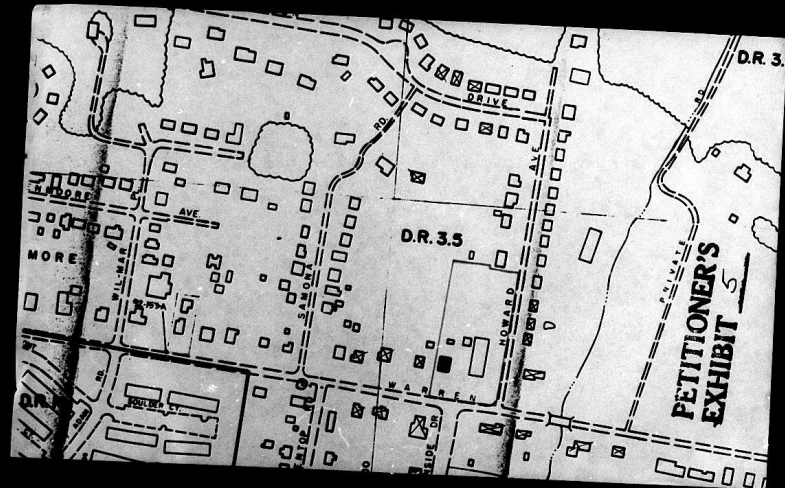
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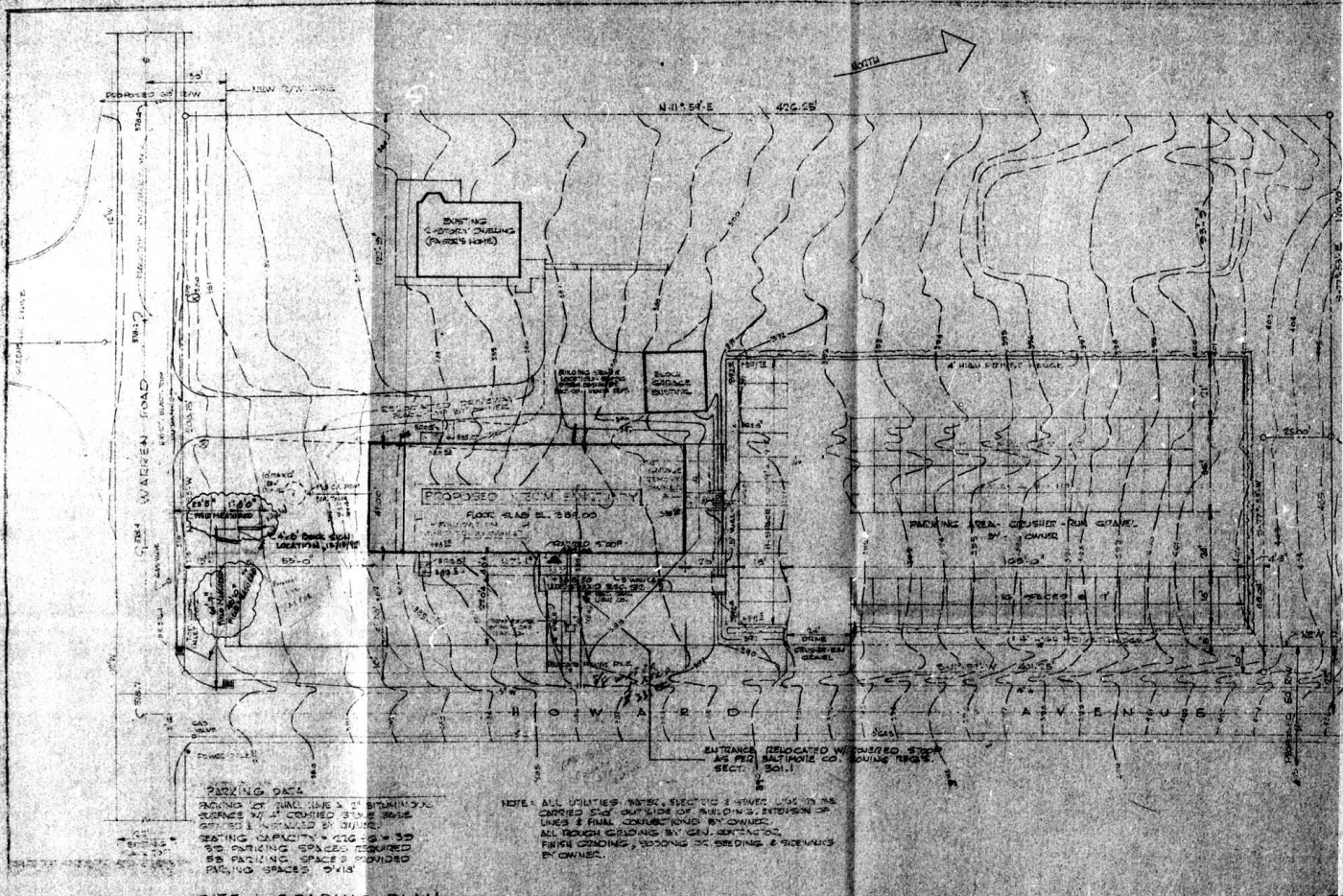
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PARKING DATA
 PARKING LOT 100' WIDE x 200' DEEP
 CORNERS W/ 1/4 CIRCLED 3" DIA. STAKES
 SPACES 10' x 20' MIN.
 SEATING CAPACITY 200-250
 50 PARKING SPACES PROVIDED
 50 PARKING SPACES PROVIDED
 50 PARKING SPACES PROVIDED

NOTE: ALL UTILITIES WATER, SEWER & POWER LINES TO BE
 CARRIED 5' OUTSIDE OF BUILDING. EXTENSION OF
 LINES & FINAL CONNECTIONS BY OWNER.
 ALL TROUGH CLOSINGS BY GEN. CONTRACTOR.
 FRESH CLOSINGS, DOORING OR BEDDING & TENDRAGES
 BY OWNER.

SITE & GRADING PLAN
 ELECTION DISTRICT NO. 8, BALTIMORE COUNTY, MD. ZONED-CR-3.5
 AREA OF PROPERTY 1.00 ACRES
 TOPOGRAPHICAL SURVEY PREPARED BY
 DOWNING, BOYD & HENNINGSON & CIVIL ENGINEERS
 205 WASHINGTON AVE.
 TOWSON, MD. 21204
 ELEVATIONS OF FINISH HEREON ARE BASED ON THE
 BALTIMORE COUNTY METROPOLITAN DISTRICT DATUM.
 UTILITIES SURVEY HEREON WERE PLATTED FROM
 BALTIMORE COUNTY UTILITY PLANS

PAINTING SPECIFICATIONS

1. ALL EXTERIOR PAINTING BY GEN. CONTR.	1. LIVE
2. WALL INTERIOR PAINTING BY OWNER	2. WASH
3. PAINT MATERIAL SHALL BE AS MANUFACTURED BY GLENN DAVID	3. FOST
4. COLORS TO BE SELECTED BY THE ARCHITECT & APPROVED BY OWNER	4. CONC
5. EXTERIOR PAINT SCHEDULE:	5. REINFC
A. FERROUS METALS - 1 COAT GLID GUARD W/ MIL PRIMER	6. ROOF
8. COAT # 1102	7. LINTER
7. COATS - GILDED ENDURANCE HOUSE PAINT, NON CHALKING	8. EXTER
B. GALVANIZED METAL - 1 COAT GLID GUARD RUSTPROTE	9. INTER
GALVANIZED PRIMER	10. PLYWK
2 COATS - GILDED ENDURANCE HOUSE PAINT, NON CHALKING	
C. WOOD - 1 COAT ENDURANCE BASE COAT # 1051	
2 COATS - GILDED ENDURANCE HOUSE PAINT, NON CHALKING	
6. INTERIOR PAINT SCHEDULE:	
A. FERROUS METALS - 1 COAT GLID GUARD SPEEDMETAL	
PRIMER # 4570	
2 COATS - INTERIOR LATEX SEMI GLOSS # 5700	
B. WOOD - 1 COAT LATEX WIDE DYNAMIC UNDERCOAT # 500B	
1 COAT - SPREAD LATEX SEMI GLOSS # 3700	
C. DRYWALL - 1 COAT - SPREAD PRIMER SEALER # 341G	
1 COAT - SPREAD SATIN LATEX	



PETITIONER'S EXHIBIT 6

11. EXTER
 12. INTER
 13. FLASH
 14. GUTT
 15. MASON
 16. INSE
 17. ACES
 18. SHEET
 19. FLOOR
 20. ROOF
 21. TEND

SCALE: 1" = 20'

11. EXTER
 12. INTER
 13. FLASH
 14. GUTT
 15. MASON
 16. INSE
 17. ACES
 18. SHEET
 19. FLOOR
 20. ROOF
 21. TEND

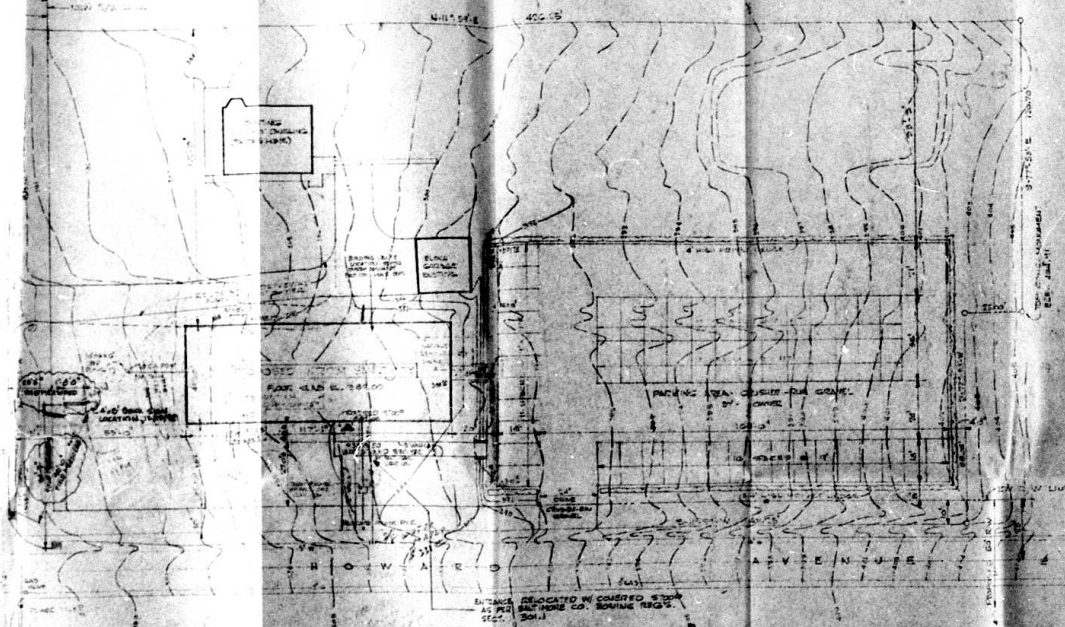
SCHEDULE OF DRAWINGS

SHEET NO.	TITLE	SHEET NO.	TITLE	SHEET NO.	TITLE
A. 1	SITE & GRADING PLAN, PAINT SPEC., GENERAL CONNT. NOTES	A. 6	WALL SECTIONS & DETAILS	P. 1	FOUNDING PLAN & SPEC.
A. 2	GENERAL SPECIFICATIONS, DOOR HARDWARE SCHEDULE, FINISH SCHEDULE, COAT SCHEDULE, FINISHES	A. 7	TRUSS DETAILS & SECTIONS	WMC-1	HEATING, VENTILATION & A/C PLAN & SPEC.
A. 3	FOUNDATION PLAN & NOTES			52	ELECTRICAL PLAN, FUTURE SCHEDULE, SYMBOLS & SCHEDULE
A. 4	FLOOR PLAN				
A. 5	ELEVATIONS & DETAILS				

PROPOSED INTERIM SANCTUARY & EDUCATIONAL BUILDING
 FOR COCKEYSVILLE BAPTIST CHAPEL
 WARREN ROAD, COCKEYSVILLE, BALTIMORE COUNTY, MARYLAND
 PASTOR: REV. [Name]

OWNER: VALLEY BAPTIST CHURCH

PREPARED FOR G.M. HALE ASSOCIATES, INC.	BY ARCHITECT H. BYRON GATES, JR., A.A.	REVISIONS 2012-2013 (AS NOTED) 2012-2013 (AS NOTED) 2012-2013 (AS NOTED)	SCALE: AS NOTED DATE: MAR 21 1971 JOB NO. 7124-H	SITE: PAINT GEN.
6655 SILVER SPRING 301-560-7655	COCKEYSVILLE MARYLAND 301-560-7655	ROAD 20010		



NOTE: ALL WINTERED EGGS, FRESH EGGS AND CHICKS ARE TO BE COLLECTED OUT OF SIDE OF BUILDING, INTERIOR OF BLDG & FURN. COLLECTIONS BY CHANCE.
ALL FRESH EGGS BY ONE EXTINCTOR.
FRESH EGGS, EGGS OF EGGS & EGGS OF EGGS BY CHANCE.

ELECTION DISTRICT NO. 8, BALTIMORE COUNTY
AREA OF APPROXIMATELY 100 SQUARE MILES.
TOPOGRAFICAL SURVEY PREPARED BY
CONGRESSIONAL BROTHERS - MEMBERS OF THE HOUSE OF REPRESENTATIVES
WASHINGTON, D.C.
BALTIMORE, MD. 21206

ELEVATIONS FROM SEA LEVEL ARE BASED ON THE
BALTIMORE COUNTY HYDROGRAPHIC DISTRICT IN
STATUTES FROM WHICH WERE OBTAINED FROM
BALTIMORE COUNTY SURVEY PLANS.

FTV, MD. ZONED - CR-3.5

SHEET NO.	TITLE
A 1	TYPE & GRADING PLAN, PAINT SPEC'S., GENERAL CONST. NOTES
A 2	GENERAL SPECIFICATIONS, DOOR & HARDWARE SCHEDULE, FINISH SCHEDULE
A 3	FOUNDATION PLAN & NOTES
A 4	FLOOR PLAN
A 5	ELEVATIONS & DETAILS

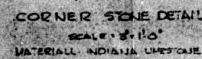
SHEET NO.	TITLE
A-6	WALL SECTIONS & DETAILS
A-7	TRUSS DETAILS & SECTIONS

PREPARED FOR
C.M. MALE ASSOCIATE
8518
OLIVER SPRING
301-546-3633

SHEET NO	TITLE
P-1	PLUMB
MYAC-1	MORTAR
E-2	ELECTR

PLAN & SPEC.	PLAN & SPEC.	REVISION
FOUNDATION & A/C	FOUNDATION & A/C	NO. 28, 1971
PLAN, FUTURE SCHEDULES, SYMBOLS & NOTES	PLAN, FUTURE SCHEDULES, SYMBOLS & NOTES	NO. 29, 1971
		NO. 30, 1971
		NO. 31, 1971
		NO. 32, 1971
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		NO. 99, 1971
		NO. 100, 1971

- 1. ALL EXTERIOR PAINTING BY GEN. COATS.
- 2. ALL INTERIOR PAINTING BY CHAMBER.
- 3. SPUNT MATERIAL SHALL BE AS MANUFACTURED BY GILSON CO.
- 4. COATS TO BE DELIVERED BY THE INDICATED SUPPLIERS BY JAN. 15, 1960.
- 5. RECENTLY PAINTED SURFACES TO BE REPAIRED.
- 6. FERTIG'S METAL-1-1 COAT-GUARD-HARDEN RAIL PRIMER.
- 7. METS-OHIO.
- 8. COATS-CLUDEN ENHANCEMENT HOSE PAINT, NON CHALKING.
- 9. GALVANIZED METAL-1-1 COAT-GUARD-HARDEN ENHANCEMENT GALVANIZED PRIMER.
- 10. COATS-CLUDEN ENHANCEMENT HOSE PAINT, NON CHALKING.
- 11. COATS-CLUDEN ENHANCEMENT HOSE PAINT, NON CHALKING.
- 12. COATS-CLUDEN ENHANCEMENT HOSE PAINT, NON CHALKING.
- 13. INTERIOR PAINT-SCORABLE.
- 14. PERFORM METAL-1-1 COAT-GUARD-HARDEN SUPERMETAL PRIMER-1-1 COAT.
- 15. COATS-SPRINT LATEX FINE GLOSS-1-1 COAT.
- 16. VACCO-1-1 COAT-LATEX-HARD ENAMEL-UNDERCOAT-1-1 COAT.
- 17. COATS-SPRINT LATEX FINE GLOSS-1-1 COAT.
- 18. COATS-CLUDEN ENHANCEMENT HOSE PAINT, NON CHALKING.
- 19. COATS-CLUDEN ENHANCEMENT HOSE PAINT, NON CHALKING.
- 20. COATS-CLUDEN ENHANCEMENT HOSE PAINT, NON CHALKING.
- 21. COATS-CLUDEN ENHANCEMENT HOSE PAINT, NON CHALKING.
- 22. COATS-CLUDEN ENHANCEMENT HOSE PAINT, NON CHALKING.
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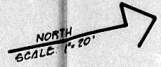
[illegible]

Str. 1.
2. 2. 2.
PL
AL
York 1. 2.

R. 93-106-8
232 Warren Rd
Will Fax Letter
11-10-93 -

GREENSIDE DRIVE

WARREN ROAD



N 11° 55' E 420.25'

EXISTING 2-STORY DWELLING (PASTORS HOME)

EXISTING GARAGE

EXISTING INTERIM SANCTUARY & EDUCATIONAL BUILDING

55'x9' DOUBLE FACE ALUMINUM SIGN, SEE DETAIL THIS SHEET, 2.35' HIGH 56.80'

PREVIOUS SIGN LOCATION (dotted)

PROPOSED R/W

EXISTING DRIVEWAY

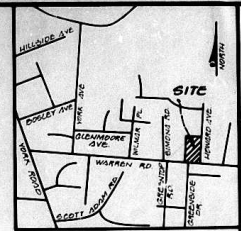
EXISTING MEC PAVING

HOWARD AVENUE

ZONING - DD 2.5
COUNCILMANIC DISTRICT - 5th
ELECTION DISTRICT - B.H.



INTERIALLY ILLUMINATED DOUBLE FACE ALUMINUM SIGN
SEE 145-10



VICINITY MAP
SCALE: 1"=1000'

94-347-A

33

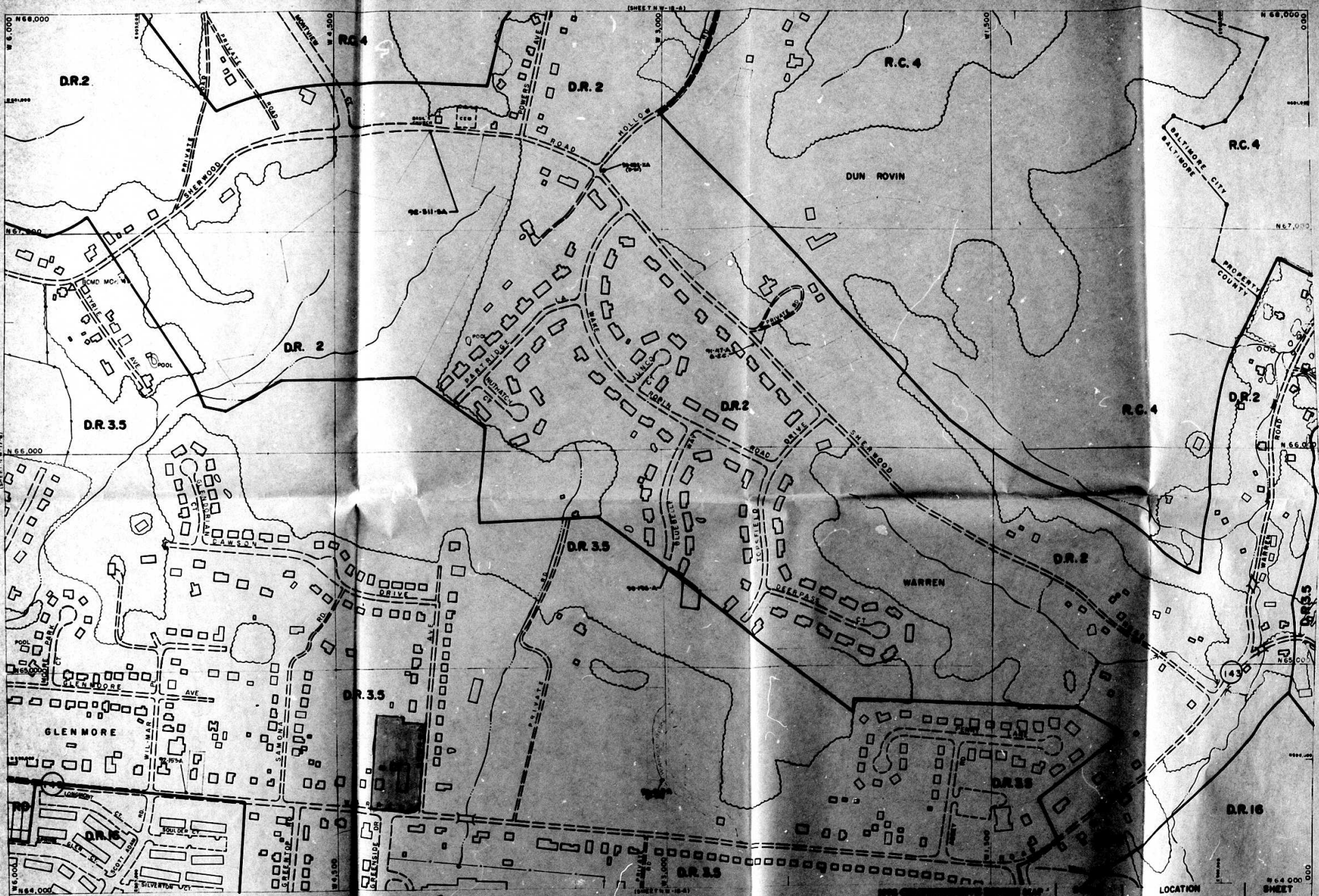
COCKEYSVILLE BAPTIST CHURCH
332 WARREN ROAD
COCKEYSVILLE, MARYLAND 21030

PROJECT: SITE PLAN TO ACCOMPANY ZONING VARIANCE
DATE: NOV 8 1993 SCALE: 1" = 20' DWG. BY: WL9

REVISIONS	
NO.	PURPOSE
1	SEE VICINITY MAP
1	ENC 3 1993

BHA
Broyles, Hayes and Associates, Inc.
Engineers • Land Planners • Surveyors
4872 LOCHESTER ROAD • ELICOTT CITY, MD 21043-6838
PHONE (410) 745-5589 • FAX (410) 745-2582





V-SE U-SW

THIS MAP HAS BEEN REVISIONED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCKLEY-HORN, INC. BALTIMORE, MD. 21210

1988 COMPREHENSIVE ZONING MAP
Adopted by the County Council
on May 14, 1988
Map No. 100-000-100-00, 100-000-100-00, 100-000-100-00

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

REVISION MAP
No. 100-000-100-00

LOCATION
COCKEYSVILLE
SHEET
N 68,000 000
E 68,000 000