

IN RE: PETITION FOR VARIANCE

Intersection of Joppa Road
and Old Court Road
9th Election District
4th Councilmanic District
(1901 West Joppa Road)

Hunt's Memorial United Methodist Church
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-081-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, the Hunt's Memorial United Methodist Church, by and through Gordon Fronk, a member of its Board of Trustees. The petition was prepared and filed by Newton A. Williams, attorney at law. The variance request is from Section 450.4.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a two-sided changeable copy internally illuminated sign, in addition to the two-sided internally illuminated changeable copy sign currently permitted; and, to permit the new sign to be 7 ½ ft. in height, in lieu of the 6 ft. height permitted.

Appearing at the hearing on behalf of the variance request were Gordon Fronk, a member of the board of trustees of the church, Diane Crider, the pastor of the Hunt's Memorial United Methodist Church, Geoffrey Schultz from McKee and Associates, the engineers who prepared the site plan of the property, and Newton A. Williams, attorney at law, representing the Petitioners. Appearing as protestants in the matter were Sarah Lord and Peggy Squitieri, both with the Ruxton/Riderwood/Lake Roland Area Improvement Association .

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 3.665 acres, more or less, zoned DR 1. The subject property is the site of the

ORDER RECEIVED FOR FILING

Date 10/17/00

By R. J. J. J.

Hunt's Memorial United Methodist Church. The property is located at the intersection of Joppa Road and Old Court Road, in the Brooklandville area of Baltimore County.

The Petitioners are requesting permission to construct and install a new sign along Joppa Road on their property, in the area depicted on Petitioners' Exhibit No. 1, the site plan submitted. Pastor Crider testified that the church is in need of an additional sign upon which to display church information to members of the general public. The existing sign, situated at the point of the property, fails to provide necessary and important information to members of the public, given its location on the property and the very busy intersection of Joppa Road and Old Court Road. Therefore, in order to meet the needs of the church, this additional sign is being requested. It should be noted that the Petitioners modified their variance request, in that they have agreed to lower the height of the proposed sign to 6 ft., thereby obviating the need to request a variance to permit the new sign to be 7 ½ ft. in height. Accordingly, that particular variance request shall be dismissed. The remaining relief is to allow this additional sign, given that the church already has one sign situated along Joppa Road.

As stated previously, appearing in opposition to the Petitioners' request were Sarah Lord and Peggy Squitieri, representatives of the Ruxton/Riderwood/Lane Roland Area Improvement Association. These ladies, as well as their association, do not oppose the granting of a variance for this additional sign being installed on the church property. However, they did take issue with the height, appearance and manner in which the sign would be illuminated. They asked that the sign be 6 ft. in height, ground mounted and not be internally illuminated. They have asked to be permitted to continue to work with the church in the final design of this sign. In response to that request, the church also was agreeable to continue to work with the Ruxton/Riderwood/Lane Roland Area Improvement Association to design a sign that would be agreeable to all.

In addition, it should be noted that the Planning Office had specific recommendations regarding the appearance of this sign.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioners and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners 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 a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient 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. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

While I have no problem granting the variance to allow one additional sign to be erected in the area depicted on the site plan submitted, I do have a concern over the appearance and the manner in which the sign is illuminated. I shall defer this matter to the Office of Planning to determine what will be an appropriate sign at this location. The sign shall be permitted to be 6 ft. in height and must be ground mounted. The final design shall be approved by the Office of

ORDER RECEIVED FOR FILING
10/17/00
By R. J. Jemison

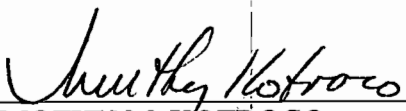
Planning, after considering the comments and positions of the representatives of the church, as well as the representatives from the Ruxton/Riderwood/Lane Roland Area Improvement Association.

THEREFORE, IT IS ORDERED this 17th day of October, 2000, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 450.4.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a two-sided changeable copy illuminated sign, in addition to the two-sided internally illuminated changeable copy sign currently permitted, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioners shall be required to discuss the final design and manner in which the sign will be illuminated with the representatives of the Ruxton/Riderwood/Lane Roland Area Improvement Association. After discussing the appearance of the sign with that association, the matter shall then be forwarded to the Office of Planning for their review and final approval of the sign in question. In the event the Petitioners and the Ruxton/Riderwood/Lane Roland Area Improvement Association cannot agree on a final design of this sign, then it shall be the discretion of the Office of Planning to make that final determination.

IT IS FURTHER ORDERED, that the variance to allow the sign to be 7 ½ ft. in lieu of the 6 ft. permitted, shall be dismissed.

IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

October 17, 2000

Newton A. Williams, Esquire
502 Washington Avenue, Suite 700
Towson, Maryland 21204

Re: Petition for Variance
Case No. 01-081-A
Property: 1901 West Joppa Road

Dear Mr. Williams:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been approved in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure



Copies to:

Rev. Diane Crider
c/o Hunt's Memorial United Methodist Church
1912 Old Court Road
Towson, MD 21204

Gordon A. Fronk, Esquire
502 Washington Avenue, Suite 700
Towson, MD 21204

Mr. Geoffrey C. Schultz
5 Shawan Road
Hunt Valley, MD 21030

Ms. Sarah Lord
6134 Barroll Road
Baltimore, MD 21209

Ms. Peggy Squitieri
c/o Ruxton/Riderwood/Lane Roland Area
Improvement Association
P. O. Box 206
Riderwood, MD 21139



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1901 West Joppa Road

which is presently zoned DRL

This Petition shall be filed with the Department of Permits and 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) 450.41 to permit a two-sided changeable copy internally illuminated sign, in addition to the ~~one~~ ^{new} ~~two~~ ^{new} sided internally illuminated changeable copy sign currently permitted; and, to permit the new sign to be 7-1/2 feet in height, in lieu of the 6 feet height permitted by said section.

new

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) 1. Hunt's Church has extensive road frontage on both Joppa Road and Old Court Road. The current sign may be seen by westbound traffic on to Old Court Road, but cannot be seen well by traffic going west on Joppa Road and cannot be seen at all by traffic going east on Joppa Rd; whereas, the proposed sign would be at an appropriate height and location to be seen by Joppa Rd. traffic traveling in both directions. 2. Hunt's Church needs the new sign to inform its congregation and others in the Riderwood area of its services and activities.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Newton A. Williams

Name - Type or Print

Signature

Company

502 Washington Avenue, #700 410 823 7800

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

Legal Owner(s):

Hunt's Memorial United Methodist Church

Name - Type or Print

By:

Signature

Gordon D. Frank

Name - Type or Print

Signature

502 Washington Avenue, Suite 700 410 823 7966

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

Representative to be Contacted:

Gordon D. Frank

Name

502 Washington Avenue, Suite 700 410 823 7966

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 1/2 HR

UNAVAILABLE FOR HEARING Call Newton

Reviewed By SL

Date 8/18/00

Case No. 01 081-A

REV 9/15/98

ORDER RECEIVED FOR FILING
Date 10/17/00
By [Signature]



McKEE & ASSOCIATES, INC.

*Engineering • Surveying • Environmental Planning
Real Estate Development*

081

August 17, 2000

**ZONING DESCRIPTION
1901 WEST JOPPA ROAD
9TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND**



BEGINNING at a point at the intersection of Joppa Road and Old Court Road, thence running along the centerline of Old Court Road the seven (7) following courses and distances, 1) by a curve to the right, having a radius of 25.00 feet, and an arc length of 55.49 feet, 2) South 60 degrees 36 minutes 14 seconds West, 20.79 feet, 3) by a curve to the right, having a radius of 213.00 feet, and an arc length of 89.37 feet, 4) South 87 degrees, 22 minutes 07 seconds West, 280.87 feet, 5) South 81 degrees 41 minutes 03 seconds West, 87.04 feet, 6) South 84 degrees 03 minutes 46 seconds West, 7.96 feet, and 7) South 87 degrees 09 minutes 16 seconds West, 132.04 feet, thence leaving said road and running North 05 degrees 13 minutes 16 seconds East, 80.80 feet, North 05 degrees 22 minutes 22 seconds West, 177.37 feet, and North 36 degrees 57 minutes 33 seconds East, 247.32 feet to the centerline of Joppa Road, thence running along said centerline, the four (4) following courses and distances, 1) South 46 degrees 47 minutes 40 seconds East, 202.00 feet, 2) South 47 degrees 24 minutes 34 seconds East 101.42 feet, 3) South 54 degrees 45 minutes 34 seconds East, 48.92 feet, and 4) South 62 degrees 55 minutes 36 seconds East, 233.79 feet to the place of beginning.

CONTAINING 159,647 S.F. or 3.665 acres of land.

BEING KNOWN as 1901 West Joppa Road as recorded among the Land Records in Deeds 2997/194 and 594/463.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

05256

DATE

8/18/00

ACCOUNT

R0016150

AMOUNT

\$ 250.00

RECEIVED
FROM:

HOWTS MEMORIAL U.M. CHURCH

FOR:

SIGN VARIANCE,

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
8/18/2000 8/18/2000 09:52:21
REG 1592 CASHIER DIAM DMD DRAGER
Dep 5 570 ZONE VERIFICATION
Receipt 2 149747
CK # 05256

Receipt Tot

250.00

250.00 OK

Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #01-081-A

1901 West Joppa Road

NWC intersection Joppa and Old Court Road

9th Election District - 4th Councilmanic District

Legal Owner(s): Hunt's Memorial United Methodist Church.

Variance: to permit a two-sided changeable copy internally illuminated sign, in addition to the two-side internally illuminated changeable copy sign currently permitted, and to permit the new sign to be 7-1/2 feet in height in lieu of the 6-foot height permitted.

Hearing: Friday, October 6, 2000 at 9:00 a.m. in Room 106, Baltimore County Building, 111 West Chesapeake Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/9/753 Sept. 19

C420605

CERTIFICATE OF PUBLICATION

TOWSON, MD, 9/21, 2000

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 9/19, 2000.

THE JEFFERSONIAN,

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.:

01-081-A

Petitioner/Developer:

HUNTS MEM. VMC
% NEWTON WILLIAMS

Date of Hearing/Closing:

10/6/00

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at # 1901 W. JOPPA RD.

The sign(s) were posted on

9/16/00
(Month, Day, Year)

Sincerely,

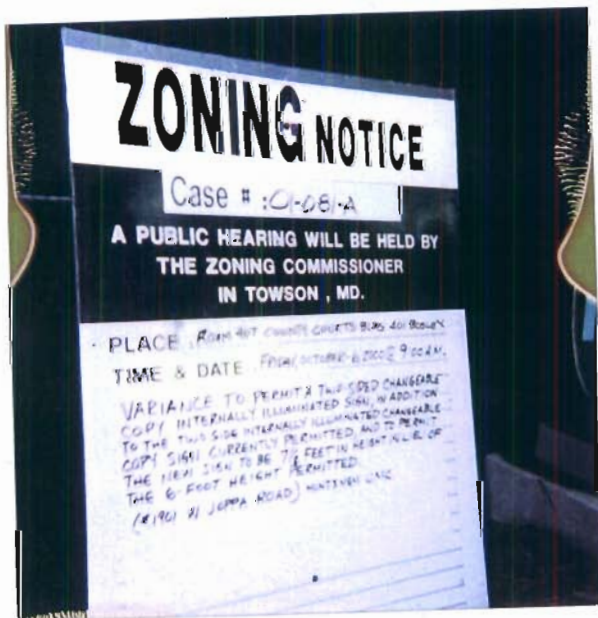
Patrick M O'Keefe 9/17/00
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571
(Telephone Number)



01-081-A
1901 W. JOPPA RD.
HUNTS MEM VMC

10/6/00

RE: PETITION FOR VARIANCE
1901 W. Joppa Road, NWC intersection Joppa
and Old Court Rds
9th Election District, 4th Councilmanic

Legal Owner: Hunt's Memorial United Methodist Church
Petitioner(s)

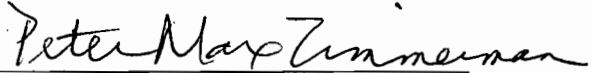
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-81-A

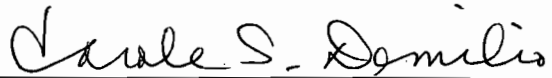
* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of September, 2000 a copy of the foregoing Entry of Appearance was mailed to Newton A. Williams, Esq., Nolan, Plumhoff & Williams, 502 Washington Avenue, Suite 700, Towson, MD 21204, attorney for Petitioner(s).


PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

September 8, 2000

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 01-081-A
1901 West Joppa Road
NWC intersection Joppa and Old Court Road
9th Election District – 4th Councilmanic District
Legal Owner: Hunt's Memorial United Methodist Church

Variance to permit a two-sided changeable copy internally illuminated sign, in addition to the two-side internally illuminated changeable copy sign currently permitted, and to permit the new sign to be 7-1/2 feet in height in lieu of the 6-foot height permitted.

HEARING: Friday, October 6, 2000, 9:00 a.m. in Room 106, Baltimore County Building, 111 West Chesapeake Avenue.


G.D.Z.

Arnold Jablon
Director

C: Hunt's Memorial United Methodist Church, Gordon D. Fronk, Member, 502
Washington Avenue, Suite 700, Towson 21204
Newton A. Williams 501 Washington Avenue, #700, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY: SEPTEMBER 20, 2000.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 19, 2000 Issue – Jeffersonian

Please forward billing to:

Gordon D. Fronk
502 Washington Avenue
Towson, MD 21204

410 823-7800

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 01-081-A

1901 West Joppa Road

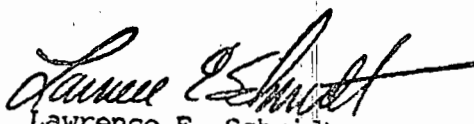
NWC intersection Joppa and Old Court Road

9th Election District – 4th Councilmanic District

Legal Owner: Hunt's Memorial United Methodist Church

Variance to permit a two-sided changeable copy internally illuminated sign, in addition to the two-side internally illuminated changeable copy sign currently permitted, and to permit the new sign to be 7-1/2 feet in height in lieu of the 6-foot height permitted.

HEARING: Friday, October 6, 2000, 9:00 a.m. in Room 106, Baltimore County Building, 111 West Chesapeake Avenue


Lawrence E. Schmidt

GDZ

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring 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 (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 081
Petitioner: Walter Memorial United Methodist Church
Address or Location: P. O. Box 332, Redwood, Md. 21139

PLEASE FORWARD ADVERTISING BILL TO:

Name: Robert D. Frank
Address: 502 Washington Ave.,
Teason, Maryland 21204
Telephone Number: 823-7800



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 29, 2000

Newton A. Williams
501 Washington Avenue, #700
Towson, MD 21204

Dear Mr. Williams:

RE: Case Number: 01-081-A, 1901 W. Joppa Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 18, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

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

WCR: gdz

Enclosures

C: Hunt's Memorial United Methodist Church, Gordon D. Frank, Member
502 Washington Avenue, Suite 700, Towson 21204
People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: October 3, 2000

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For September 18, 2000
Item Nos. 070, 071, 072, 073, 075, 078,
079, 081, 082, 085, 086, 087, 088, 089,
090, 091, 092, 093, 094, 095, 097, 098,
100, 101, 103, and 104

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



September 19, 2000

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF September 11, 2000

Item No.: SEE BELOW

Dear Ms. Stephens:

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.

THE FIRE MARSHAL'S OFFICE HAS NO COMMENTS REGARDING THE FOLLOWING:

ITEM #'S 070, 071, 072, 073, 074, 075, 079, 080, 081, 082, 083,
084, 085, 086, 087, 088, 089, 092, 093, 094, 095, 097,
098, 099, 100, 101, 102, 103, AND 104

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us

June
10/6

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: October 5, 2000

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: 1910 Joppa Road

JCT 5

INFORMATION:

Item Number: 01-081

Petitioner: Hunt's Memorial United Methodist Church

Zoning: DR 1

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The variance being requested in this case is from Section 450.41 of the BCZR for the purpose of installing a two sided changeable copy internally illuminated sign, and to permit a new sign 7-1/2 feet in height, in lieu of the six foot maximum height permitted by said section.

The subject property is located at 1901 West Joppa Road, and is triangular in shape. Improvements on site includes the Hunt's Memorial United Methodist Church which is listed on the Maryland Historic Trust's (MHT) inventory, an accessory stone dwelling, eighty-four parking spaces, and landscaped open space area. The church is located at the easternmost edge of the parcel, in the vicinity of the intersection of Joppa Road and Old Court Road. The site is zoned DR 1 and is surrounded by single family residences in the Riderwood community.

The applicant is proposing to install a 7-1/2 foot high, two sided changeable message internally illuminated sign along the Joppa Road frontage, approximately 100 feet west of the entrance to the parking area. The purpose of this sign is to providing greater visibility to eastbound traffic on Joppa Road. There are currently three existing signs on the subject property. These signs are as follow:

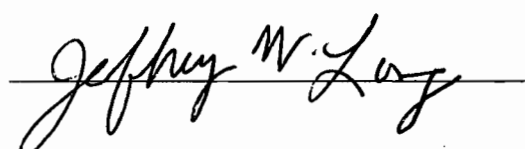
1. An identification sign located at the Old Court Road entrance to the parking area;
2. An identification sign located at the intersection of Joppa Road and Old Court Road; and,
3. A historic designation marker sited on Joppa Road east of the proposed sign.

Sign elevations submitted by the applicant indicate that the proposed sign would be a free-standing, pole mounted sign that would indicate the name of the church, as well as provide space for four lines of changeable messages. The face of the sign is approximately twenty square feet. The background color for the portion of the sign face designated for the name of the church is proposed to be bright blue with white lettering, and the remainder of the face of the sign is to be white with black lettering.

The Office of Planning has no objection to the granting of this request, providing the following design revisions are made to the sign:

1. The sign should be ground mounted as opposed to pole mounted. The base of the sign should be of a material and design that is compatible with the historic church structure, preferably constructed of stone, similar to that of the church. Landscaping should be provided at the base of the sign.
2. The height of the sign should be decreased from seven feet to six feet.
3. The area of the sign face that is proposed to be bright blue, should be changed to another color, or to a more muted shade of blue.

Prepared by: 

Section Chief: 

AFK:MAC:



Maryland Department of Transportation
State Highway Administration

Imh
10/6
Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: *10-2-00*

Ms. Ronnay Jackson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. *081 JLL*

Dear Ms. Jackson:

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 affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

la Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

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

Case Number _____

PLEASE PRINT LEGIBLY.

PETITIONER'S SIGN-IN SHEET

[illegible]

**The Ruxton-Riderwood-Lake Roland Area
Improvement Association, Inc.**

Post Office Box 204
Riderwood, Maryland 21139
Telephone/FAX: 410-377-4700
Email: office@rrlraia.org

October 6, 2000

Mr. Lawrence Schmidt
Zoning Commissioner
Baltimore County
401 Bosley Avenue
Towson, MD 21204

Dear Mr. Schmidt:

RE: Sign Variance Request 01-081-A
Hunt's Memorial United Methodist Church
1901 West Joppa Road

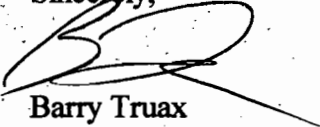
Our Board of Governors does not oppose the granting of a variance for an additional sign to be located on the West Joppa Road side of Hunt's Memorial United Methodist Church. We do, however, have concerns about the commercial appearance of the proposed sign and strongly urge you to incorporate each of the Baltimore County Office of Planning's comments into your order, namely that:

- the height of the sign not exceed the current regulations
- the sign be redesigned to blend with the historic character of the site, and
- the sign be mounted on an attractive ground-level landscaped base rather than on poles.

In addition, we would prefer that the sign be illuminated by ground-mounted uplighting rather than internal lighting and that the lights be turned off by 10 p.m.

The Ruxton-Riderwood-Lake Roland Area Improvement Association is working diligently to protect and maintain the rural nature of our community. We will gladly work with Hunt's Memorial United Methodist Church on a mutually agreeable sign design.

Sincerely,



Barry Truax
President

111 WEST CHESAPEAKE AVENUE
TOWSON, MD 21204

Phone 410 887-3391

facsimile transmittal

To: GORDON FRONK

From: GEORGE D ZATNER

Fax: 410 823 0451

Date: 10/15/01

Phone:

Pages: 4 + COVER

Re:

CC:

☐ Urgent

☐ For Review

☐ Please Comment

☐ Please Reply

☐ Please Recycle

Notes:

***** ACTIVITY REPORT *****

TRANSMISSION OK

TX/RX NO. 0147
CONNECTION TEL 94108230451
CONNECTION ID
START TIME 10/05 11:53
USAGE TIME 00'52
PAGES 1
RESULT OK

Post-it® Fax Note	7671	Date	10/5/00	# of pages	2
To	GORDON FRONK	From	ROBIN JAMESON		
Co./Dept.	NEWTON WILLIAMS	Co.	ZONING COMM.		
Phone #		Phone #	410-887-3868		
Fax #	410-823-0451	Fax #			

Two-page memo from Planning Office
dated 10/5/2000 sent to Gordon Fronk.

Rj
10/5/00

Case Number 01-081-A

Hunt's Memorial United
Methodist Church

PLEASE PRINT LEGIBLY.

PROTESTANT'S SIGN-IN SHEET

[illegible]

Revised 4/17/00

ORIGINAL

STEWART CORPORATION

1-800-237-3928

DO NOT DUPLICATE

1-800-237-3928

1-800-237-3928



HUNT'S MEMORIAL UNITED METHODIST CHURCH

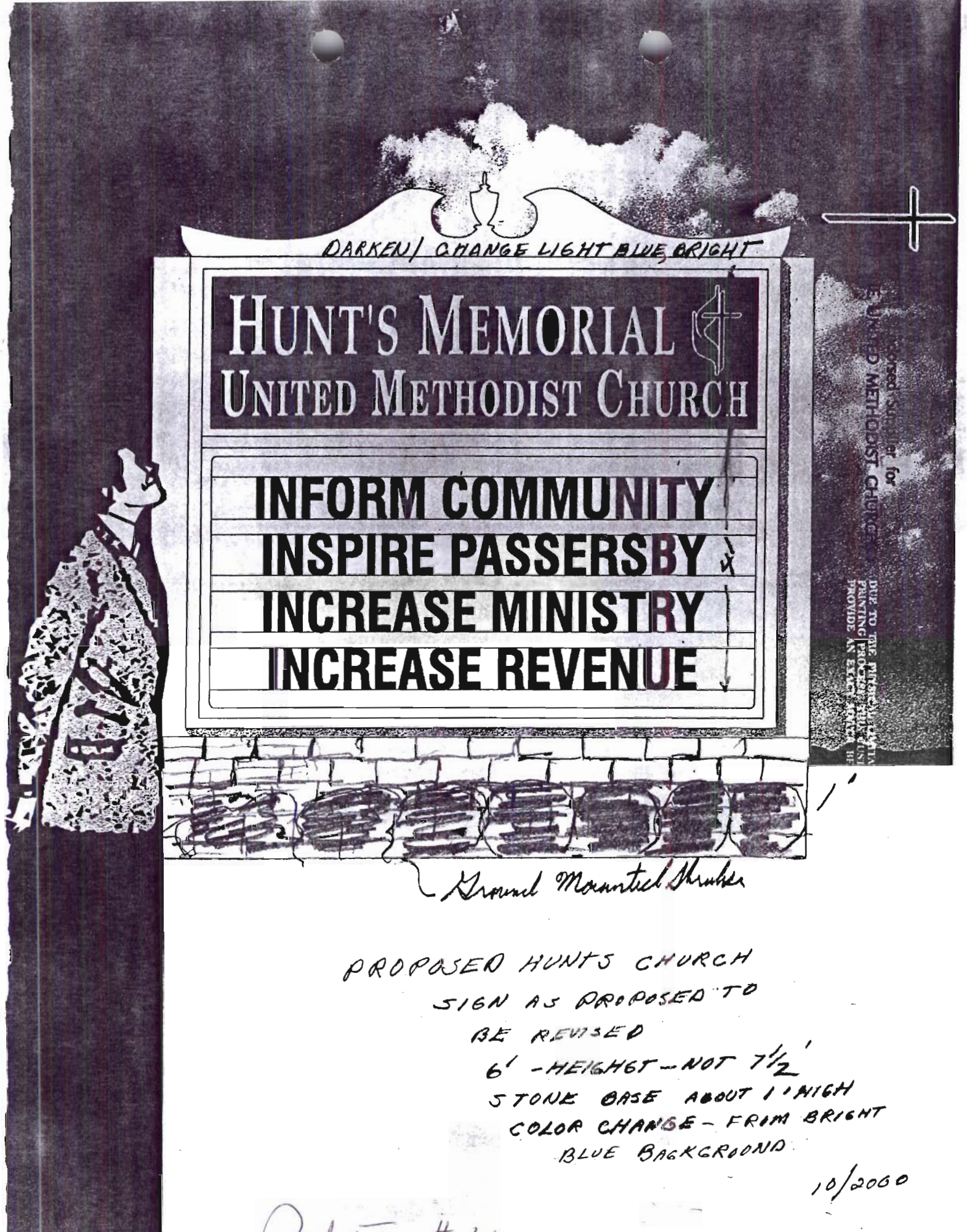
INFORM COMMUNITY
INSPIRE PASSERSBY
INCREASE MINISTRY
INCREASE REVENUE



Endorsed Supplier for
THE UNITED METHODIST CHURCH

FOR THE PURPOSE OF THE CUSTOMER'S REQUESTS OF THE PAPER AND INCREASED
CUSTOMER'S REQUESTS OF THE PAPER AND INCREASED
CUSTOMER'S REQUESTS OF THE PAPER AND INCREASED
CUSTOMER'S REQUESTS OF THE PAPER AND INCREASED

Pet Ex #3



DARKEN/ CHANGE LIGHT BLUE, BRIGHT

HUNT'S MEMORIAL UNITED METHODIST CHURCH

INFORM COMMUNITY
INSPIRE PASSERSBY
INCREASE MINISTRY
INCREASE REVENUE

Ground Mounted Shrubber

PROPOSED HUNT'S CHURCH
SIGN AS PROPOSED TO
BE REVISED

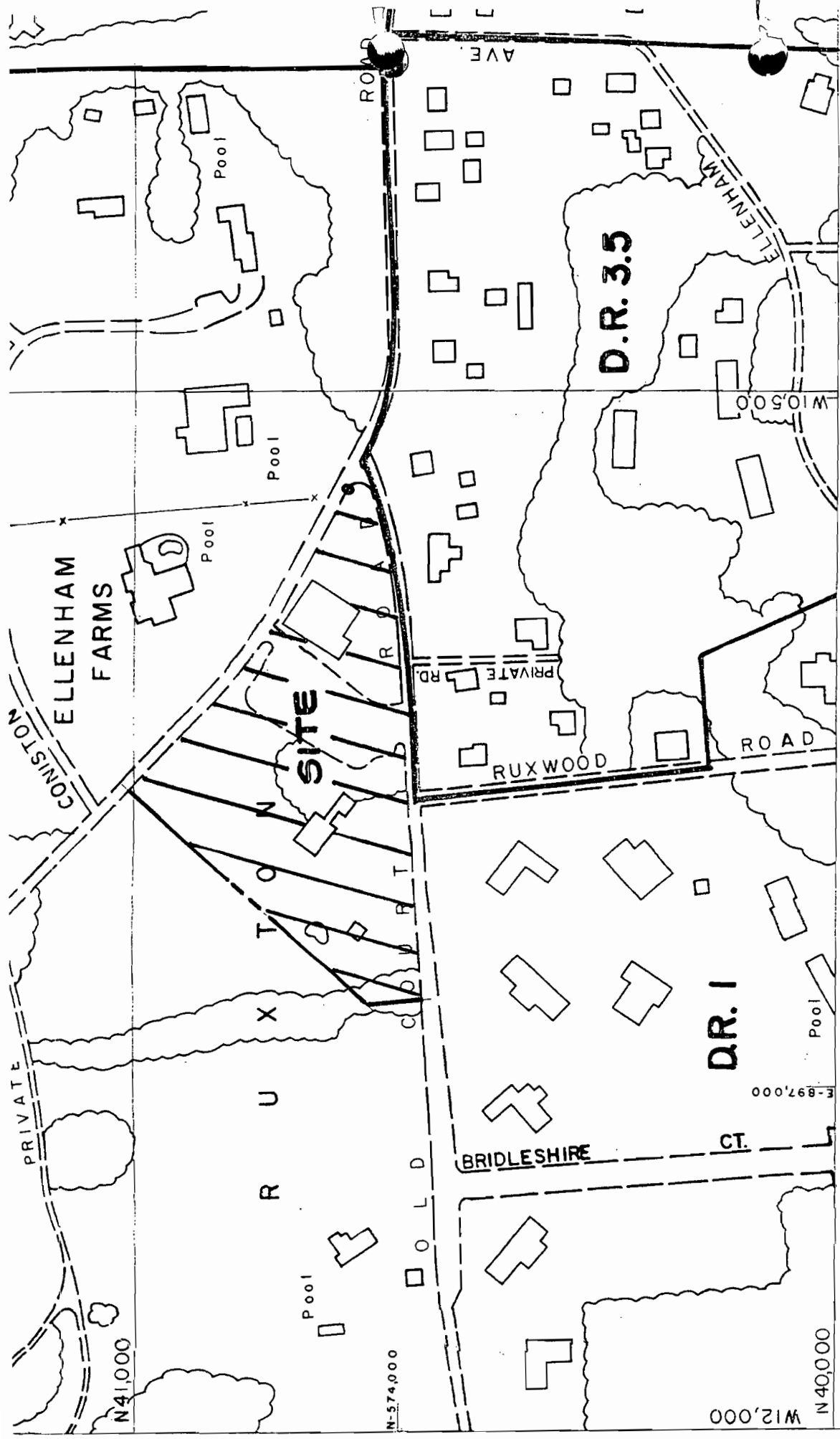
6' - HEIGHT - NOT 7 1/2'

STONE BASE ABOUT 1' HIGH

COLOR CHANGE - FROM BRIGHT
BLUE BACKGROUND

10/2000

Pet Ex #4



1996 COMPREHENSIVE ZONING MAP

ADOPTED by
THE BALTIMORE COUNTY COUNCIL
 OCTOBER 8, 1996

Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

200 SCALE ZONING MAP

1901 W. JOFPA ROAD

MAP NW-11B

S-SE
 O-NE

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

Kevin Kameney
 Chairman, County Council



A. Hunts' Church - Joppa Rd and Old Court Road
Long est'd sign



B. Hunts' Church from Old Court Road - Note sign

Pet Ex #2



C. Hunts' Church from Joppa Rd. - Note Hillcrest



D. Hunts' Church - Maryland Historical sign and
Sandwich Board sign to be replaced



C. Old Court Road Services Signing Looking East.



F. NE/S of Hunts on Joppa Road. -- See Historical Sign & Sandwich Sign



G. Historical sign on Joppa Road
Sign

H. Looking NW on Joppa Rd. from Church.



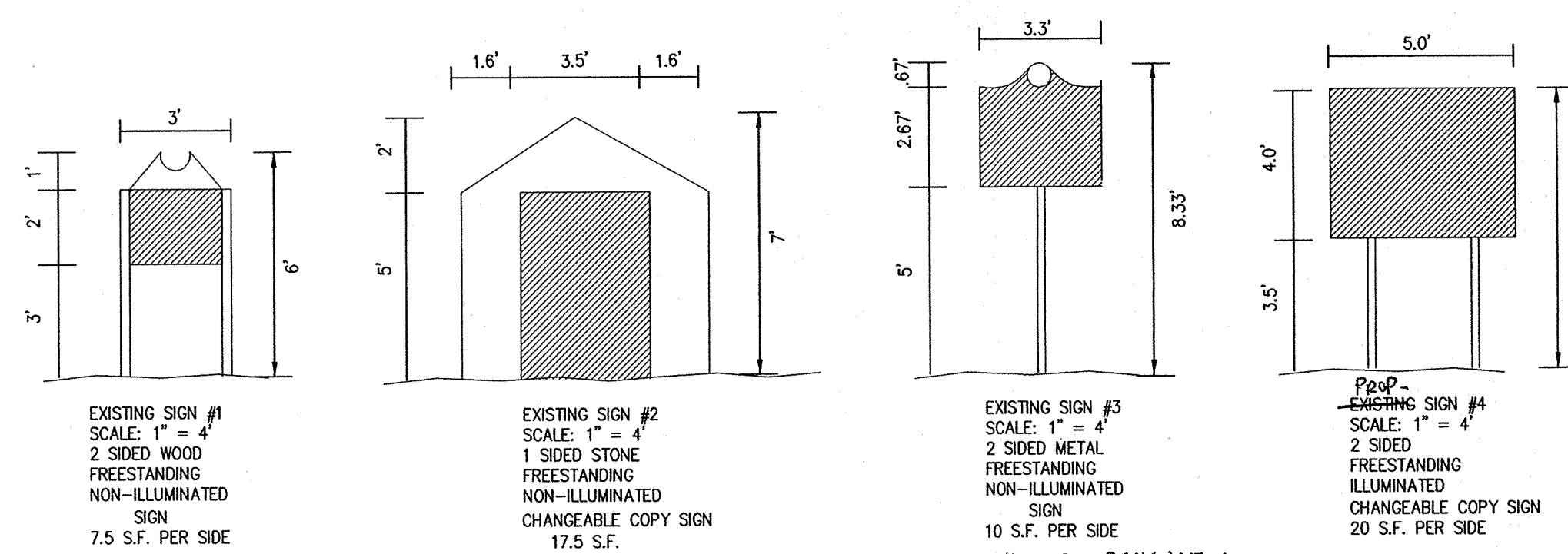
GENERAL NOTES

- 200-Scale Zoning Map No. NW-11B
- Tax Map 69 - Grid 3- Parcels 652 & 761
- Tax Account Nos. = 09-08-800010 & 22-00-012371
- Deed References = 2997/194 & 594/463
- Election District = 9th
- Councilmanic District = 4th
- Owner - Hunts Memorial United Methodist Church
P.O. Box, 332, Riderwood, Maryland 21139
- There have been no previous zoning hearings for this site.
- This site operates on public water and sewer.
- There are no streams, stormwater management systems, drainage, or pipe systems on or within 50 feet of site.
- This site is not located within the Chesapeake Bay Critical Area.

SITE TABULATION

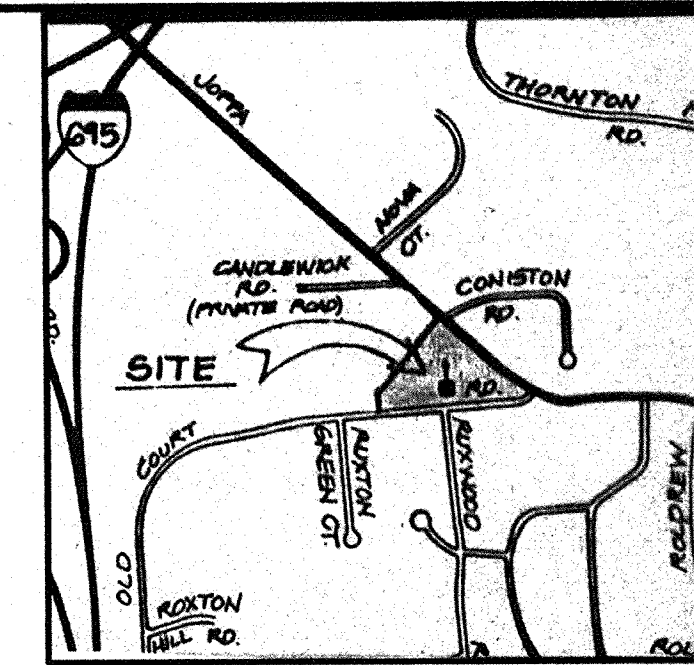
- Existing Zoning = DR-1
- Gross Area 139,647 S.F. = 3.665 Ac. +/-
- Net Area 120,661 S.F. = 2.770 Ac. +/-
- Floor Areas

Church	18,182 S.F.
Dwelling	4,121 S.F.
Shed	555 S.F.
Total	22,858 S.F.
- Floor Area Ratio 22,858/139,647 = 0.143
- Existing Use - Church
- Existing No. of Seats = 300
- Parking Required - 1 Space per 4 Seats = 75 Spaces
- Parking Provided = 84 Spaces



TOTAL PROPOSED SIGNAGE = 92.5 SQ. FT.

GCS



081

Pete #1

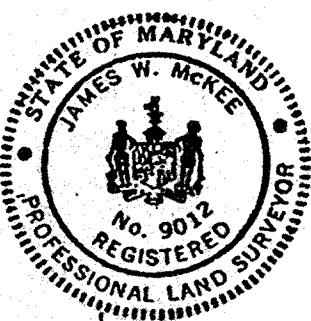
PLAT TO ACCOMPANY
PETITION FOR ZONING VARIANCE
HUNTS MEMORIAL
UNITED METHODIST CHURCH
#1901 WEST JOPPA ROAD

9TH ELECTION DISTRICT
SCALE: 1" = 40'

BALTIMORE COUNTY, MARYLAND
DATE: AUGUST 16, 2000

McKEE & ASSOCIATES, INC.
Engineering - Land Planning - Land Surveying

Natural Resource Planning - Real Estate Development
5 SHAWAN ROAD, Suite 1 COCKEYSVILLE, MARYLAND 21030
TELEPHONE: (410) 527-1555 FACSIMILE: (410) 527-1563



James W. McKee
JAMES W. MCKEE
MD REG. No. 9012
DATE: 8-16-2000