

IN RE: PETITION FOR VARIANCE
NE/S Reisterstown Road, SE/S
Pleasant Hill Road
(10911 Reisterstown Road)
4th Election District
3rd Council District

Pleasant Hill United Methodist Church
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-185-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Pleasant Hill United Methodist Church, by Gary L. Beck, Finance Chairman, through their attorney, Robert A. Hoffman, Esquire. The Petitioner requests a variance from Section 450.4.I.6.VII of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an identification sign height of up to 10 feet in lieu of the maximum allowed 6 feet; from Section 450.4.I.1(a)V to permit a changeable copy sign face area of 34 sq.ft. in lieu of the maximum allowed 25 sq.ft.; and, from Section 450.4.I.1(a)VII to permit a changeable copy sign height of up to 8 feet in lieu of the maximum allowed 6 feet. The subject property and relief requested are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Gary Beck, Finance Chairman of the Pleasant Hill United Methodist Church, property owner; David Martin, Landscape Architect with George W. Stephens, Jr. & Associates, Inc., who prepared the site plan for this property; and, David Karceski, Esquire, attorney for the Petitioner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located on the northeast corner of Reisterstown Road and Pleasant Hill Road in Owings Mills. The property contains a gross area of 2.40 acres, more or less, predominantly zoned

ORDER RECEIVED FOR FILING

Date 11/10/01

By [Signature]

D.R.3.5 with a small portion towards the rear of the site zoned D.R.16. The property is the site of the Pleasant Hill United Methodist Church and is improved with a two-story church building, accessory parking area, tot lot and cemetery. Apparently, the Church has owned and utilized this property for a number of years. The subject variance request relates to a proposed new sign that the Petitioner wishes to erect in the front of the property adjacent to Reisterstown Road. Presently, there are three signs on the property; one advertises the Nursery School, a second identifies the property as the home of the Pleasant Hill United Methodist Church, and the third is a spot-lit changeable message board which advertises the Church's activities. The Church wishes to replace the identification and message board signs with one sign. As shown on the site plan, the new sign will have a maximum height of 10 feet and feature a message board area of 34 sq.ft. Testimony indicated that the new sign will identify the property as the site of the Pleasant Hill United Methodist Church and include the Church's address and a changeable message board which will advertise Church activities and service times. In addition, the new sign will be internally lit and situated perpendicular to Reisterstown Road so that same will be visible to traffic in both directions. Due to the proposed height and size of the new sign, the requested relief is necessary.

It is to be noted that Section 450 of the B.C.Z.R. would permit an identification sign of 25 sq.ft. and a changeable copy sign of 25 sq.ft., or a maximum signage of 50 sq.ft. The new sign, which combines both an identification area (19 sq.ft.) and a changeable copy area (34 sq.ft.), will be slightly larger (53 sq.ft.) than the maximum square footage allowed. In addition, the height of the proposed sign exceeds the maximum allowed 6 feet.

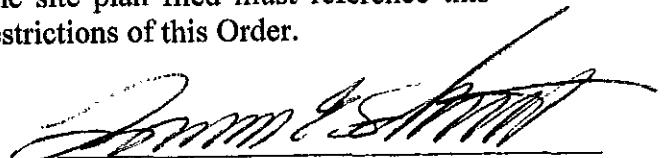
In support of the request, the proffered testimony and evidence presented indicated that the subject property is unique. Apparently, the site is located at the crest of a hill along Reisterstown Road, and there is a retaining wall along the property's frontage immediately adjacent to that roadway. It was also indicated that the speed of vehicles along this stretch of Reisterstown Road (40 mph) necessitates 8-inch high lettering on the sign. It was argued that these factors justified the zoning relief as requested.

Based upon the testimony and evidence offered, I am persuaded to grant the variance relief. I find that the Petitioner has met the requirements of Section 307 of the B.C.Z.R. The uniqueness of the property is found in its topography, including the existence of the slope and retaining wall. Moreover, it is clear that the proposed sign will actually be an upgrade to the two existing signs, which will be removed immediately upon the installation of the new sign. In my judgment, the new sign represents an improvement to the property and is consistent with the neighborhood.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of January, 2001 that the Petition for Variance seeking relief from Section 450.4.I.6.VII of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an identification sign height of up to 10 feet in lieu of the maximum 6 feet allowed; from Section 450.4.I.1(a)V to permit a changeable copy sign face area of 34 sq.ft. in lieu of the maximum allowed 25 sq.ft.; and, from Section 450.4.I.1(a)VII to permit a changeable copy sign height of up to 8 feet in lieu of the maximum allowed 6 feet, in accordance with Petitioner's Exhibit 1, be 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The existing church identification sign and message board sign shall be removed immediately upon completion of the installation of the new sign.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 1/11/01
By LES



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 10911 Reisterstown Road

which is presently zoned D.R. 3.5/D.R. 16

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)

SEE ATTACHED

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

TO BE DETERMINED AT HEARING.

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:

Robert A. Hoffman
Name - Type or Print

Signature

Venable, Baetjer and Howard, LLP
Company

210 Allegheny Avenue 410-494-6200
Address Telephone No.

Towson, MD 21204
City State Zip Code

Legal Owner(s):

Pleasant Hill United Methodist Church
Name - Type or Print

By:
Signature

Gary L. Beck, Finance Chairman
Name - Type or Print

Signature

10911 Reisterstown Road 410-356-4085
Address Telephone No.

Owings Mills, MD 21117
City State Zip Code

Representative to be Contacted:

Robert A. Hoffman
Name

210 Allegheny Avenue 410-494-6200
Address Telephone No.

Towson, MD 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING
Reviewed By CTM Date 11/2/00

Case No. 01-185-A

9/15/98

ORDER RECEIVED FOR FILING
Date 11/15/98
By 502

Petition for Variance
10911 Reisterstown Road

1. Variance from Baltimore County Zoning Regulations ("B.C.Z.R.") Section 450.4I.6.VII to permit an identification sign height of up to 10 feet in lieu of the 6 foot height allowed.
2. Variance from B.C.Z.R. Section 450.4I.1.(a) V to permit a changeable copy sign sign face area of 34 square feet in lieu of the 25 square feet allowed.
3. Variance from B.C.Z.R. Section 450.4I.1.(a) VII to permit a changeable copy sign height of up to 8 feet in lieu of the 6 foot height allowed.

FROM THE OFFICE OF

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND PLANNERS • LAND SURVEYORS
1020 CROMWELL BRIDGE ROAD • TOWSON, MARYLAND 21286-3396

Description to Accompany Variance Petition
for the Pleasant Hills Methodist Church Property

October 11, 2000
Page (1)

Beginning at a point formed by the intersection of the easterly right-of-way line of Reisterstown Road and the southerly right-of-way line of Pleasant Hill Road, said point being North 72°11'22.33" East 36.61 feet more or less, from a point formed by the intersection of the centerlines of Reisterstown Road and Pleasant Hill Road running thence and binding on the southerly right-of-way of Pleasant Hill Road the following course:

1. North 48°00'0.02" East 313.5 feet, thence leaving said right-of-way the following courses;
2. South 43°03'26.83" East 247.5 feet,
3. North 70°17'12.25" East 7.94 feet,
4. South 14°23'20.29" West 105.19 feet,
5. South 46°30'49.67" West 45.24 feet,
6. South 20°53'41.09" East 99.99 feet,
7. South 46°29'11.24" West 134.11 feet,
8. North 43°29'00" West 283.51 feet,
9. South 70°04'27.91" West 11.46 feet to a point on the easterly right-of-way of Reisterstown Road, thence binding on said right-of-way the following course:
10. North 43°29'00" West 115.5 feet, to the point of beginning.

Containing 2.40 Acres of land more or less.

Note: The above description is for Zoning purposes only and is not to be used for contracts, conveyances or agreements.

#185

01-185-A



No. 6744

ACCOUNT 20016150

AMOUNT \$ 250.00

K
10
1

510 VANCE

YELLOW - CUSTOMER

CASHIER'S VALIDATION

01-185-A

RE: Case No.: 01-185-A

Petitioner/Developer: Pleasant Hill
United Methodist Church

Date of Hearing/Closing: 1-3-01

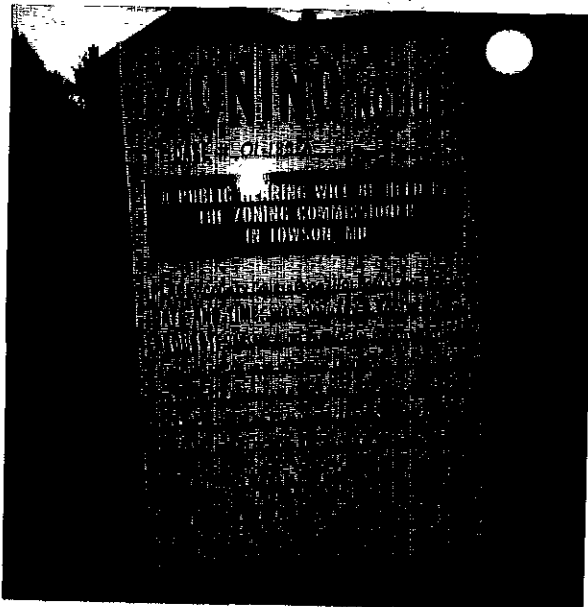
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

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 10911 Reisterstown Rd.
Owings Mills, MD 21117

The sign(s) were posted on December 4, 2000
(Month, Day, Year)



Sincerely,

Stacy Gardner 12/4/00
(Signature of Sign Poster and Date)

Stacy Gardner
(Printed Name)

SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD. 21784
(Address)

(City, State, Zip Code)
410.781.4000
(Telephone Number)

NOTICE OF ZONING HEARINGS

The Zoning Commission 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 # 01-185-A

10911 Reisterstown Road, corner SES Pleasant Hill Road
NE/S Reisterstown Road, corner SES Pleasant Hill Road
(Pleasant Hills Methodist Church)
4th Election District - 3rd Councilmanic District

Legal Owner(s): Pleasant Hill United Methodist Church
Variance: to permit an identification sign height of up to 10 feet in lieu of the 6-foot allowed; to permit a changeable copy sign face-area of 34 square feet in lieu of the 25 square feet allowed; and to permit a changeable copy sign height of up to 8 feet in lieu of the 6-foot height allowed.

Hearing: Wednesday, January 3, 2001 at 10:30 a.m. in Room 407, County Courts Building, 401 Bosley 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) 887-4396.

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

12/07/98 Dec. 14

0439258

CERTIFICATE OF PUBLICATION

TOWSON, MD, 12/14, 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 12/14, 2000.

S. Wilkinson
THE JEFFERSONIAN,

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 01-185-A

Petitioner/Developer: PLEASANT HILL UMC

% ROB HOFFMAN

Date of Hearing/Closing: 1/3/01

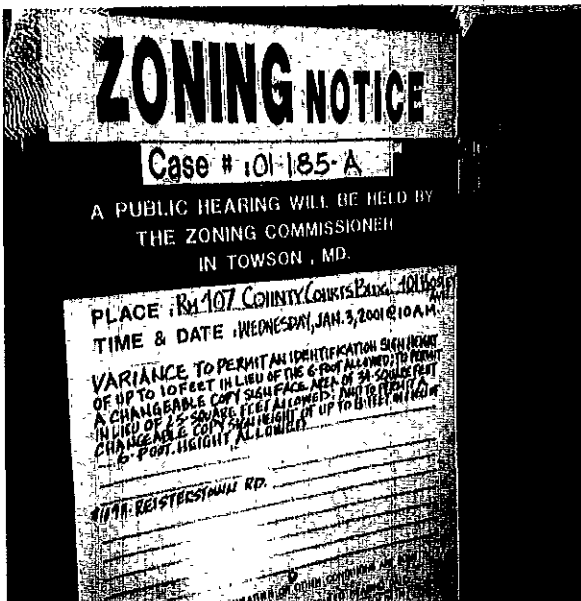
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

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 # 10911 - REISTERSTOWN RD.

The sign(s) were posted on 12/15/00
(Month, Day, Year)



Sincerely,

Patrick M. O'Keefe 12/16/00
(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)

01-185-A
10911 REISTERSTOWN RD
1/3/01

RE: PETITION FOR VARIANCE
10911 Reisterstown Road, NE/S Reisterstown Rd,
cor SE/S Pleasant Hill Rd
4th Election District, 3rd Councilmanic

Legal Owner: Pleasant Hill United Methodist Church
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-185-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 28th day of November, 2000 a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioner(s).



PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

November 24, 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: 01-185-A

10911 Reisterstown Road

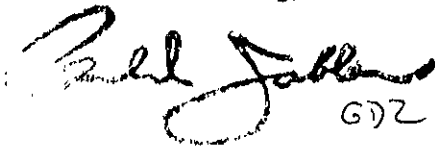
NE/S Reisterstown Road, corner SE/S Pleasant Hill Road (Pleasant Hills Methodist Church)

4th Election District – 3rd Councilmanic District

Legal Owner: Pleasant Hill United Methodist Church

Variance to permit an identification sign height of up to 10 feet in lieu of the 6-foot allowed; to permit a changeable copy sign face area of 34 square feet in lieu of the 25 square feet allowed; and to permit a changeable copy sign height of up to 8 feet in lieu of the 6-foot height allowed

HEARING: Wednesday, January 3, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


GJZ

Arnold Jablon
Director

C: Robert A. Hoffman, Venable, Baetjer & Howard, LLP, 210 Allegheny Ave.,
Towson 21204
Pleasant Hill United Methodist Church, Gary L. Beck, Finance Chairman,
10911 Reisterstown Road, Owings Mills 21117

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, DECEMBER 15, 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
Thursday, December 14, 2000 Issue – Jeffersonian

Please forward billing to:
Barbara W. Ormord
210 Allegheny Avenue
Towson, MD 21204

410 494-6200

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: 01-185-A

10911 Reisterstown Road

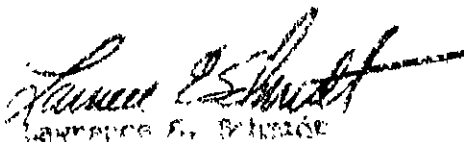
NE/S Reisterstown Road, corner SE/S Pleasant Hill Road (Pleasant Hills Methodist Church)

4th Election District – 3rd Councilmanic District

Legal Owner: Pleasant Hill United Methodist Church

Variance to permit an identification sign height of up to 10 feet in lieu of the 6-foot allowed; to permit a changeable copy sign face area of 34 square feet in lieu of the 25 square feet allowed; and to permit a changeable copy sign height of up to 8 feet in lieu of the 6-foot height allowed

HEARING: Wednesday, January 3, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt
G) 2

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: 01-185-A

Petitioner: PLEASANT HILL UNITED METHODIST CHURCH

Address or Location: 10911 REISTERSTOWN ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: BARBARA W. OPMOKS

Address: 210 ALLEGHENY AVENUE

TOWSON MARYLAND 21204

Telephone Number: (410) 494-6200

Revised 2/20/98 - SCJ

01-185-A

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: November 29, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For November 27, 2000
Item Nos. 178 (5113 Old Court Road), 180,
181, 182, 183, 184, 185, 186, 187, 188, 189,
191, 192, 193, 194, 195, 196, 198, 199, 201,
and 202

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

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

November 27, 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 November 20, 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.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

179, 180, 182, 183, 184, 185, 186, 187, 188, 189, 190, 192, 193,
194, 195, 196, 197, 198, 200, 201, 202, and 203

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

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *rc/RBS*

DATE: December 1, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of November 20, 2000

DEPRM has no comments for the following zoning petitions (page 1 of 2):

Item #	Address
178	5113 Old Court Road
181	4 St. Thomas Lane
182	1912 Wilson Lane
184	1214 Blue Mount Road
185	10911 Reisterstown Road
186	7 Henderson Hill Court
187	11504 Hannibal Road
188	7419 Beech Avenue
189	3300 Willoughby Road
191	6823 Old Pimlico Road
192	3900 Beckleysville Road
194	2315 Benson Mill Road
195	Security Blvd. & Rolling Road
196	1250 Sulphur Spring Road

40
1/3

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 28, 2000

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

RECEIVED
28

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-181, 01-184, 01-185, 01-186, 01-192,
01-194, and 01-204.

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For any further questions, or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by: Mark A. Cunningham

Section Chief: Jeffrey W. Long

AFK/JL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 11.27.00

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

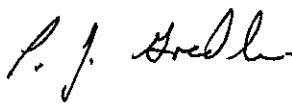
RE: Baltimore County
Item No. 185 (LTM)

Dear Ms. Jackson:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 140 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA 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,


for 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

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Gary Beck

1002 Green Hill Farm Rd
Reisterstown - MD

DAVID MARTIN

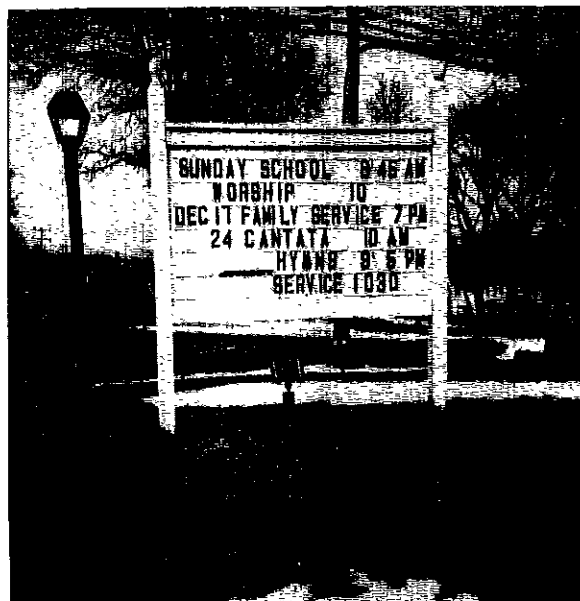
OWS-1020 CROMWELL BRIDGE RD
TOWSON 21286

DAVID KARCESKI

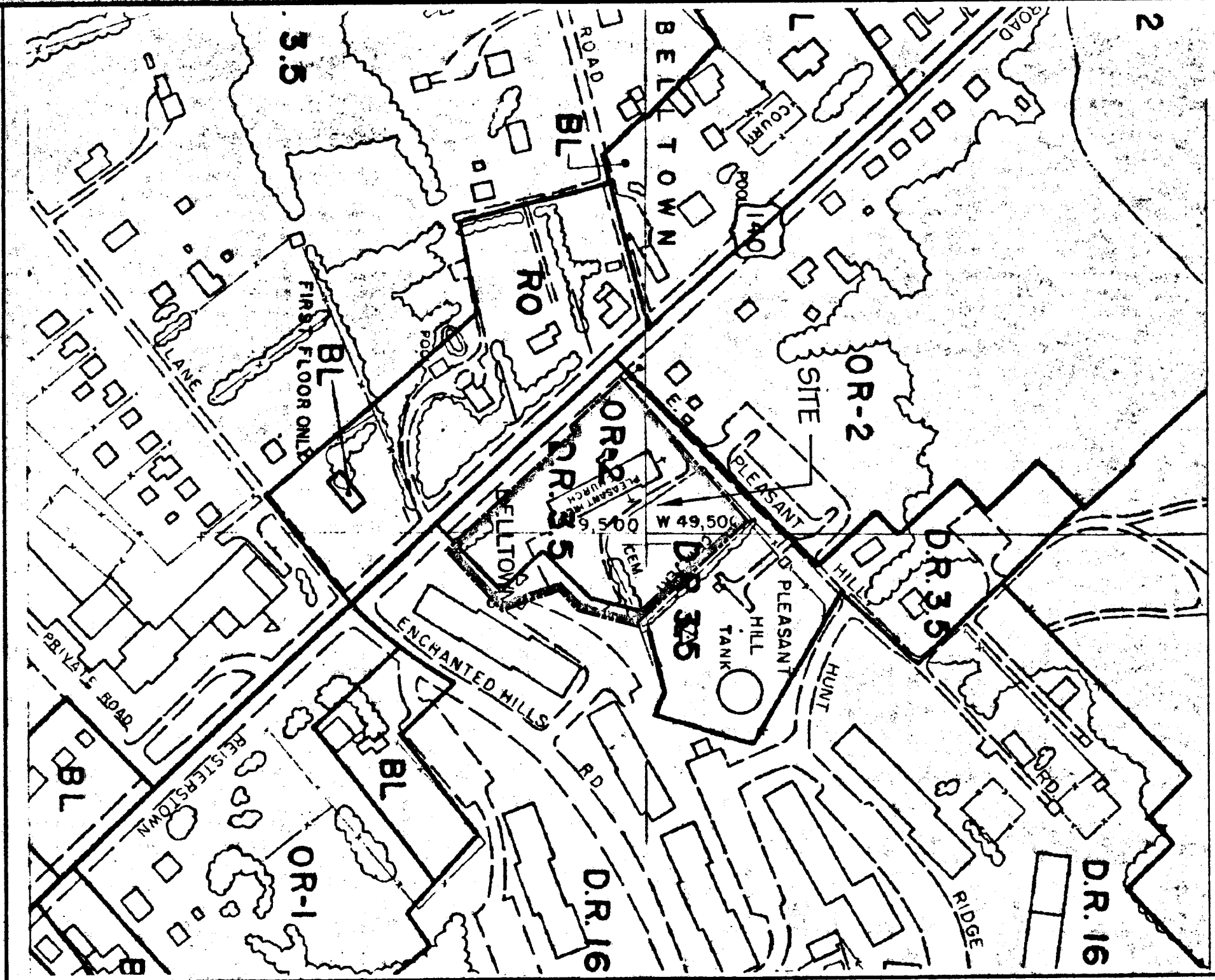
210 ALLEGHENY AVENUE
TOWSON 21204



photographs
01-185-A



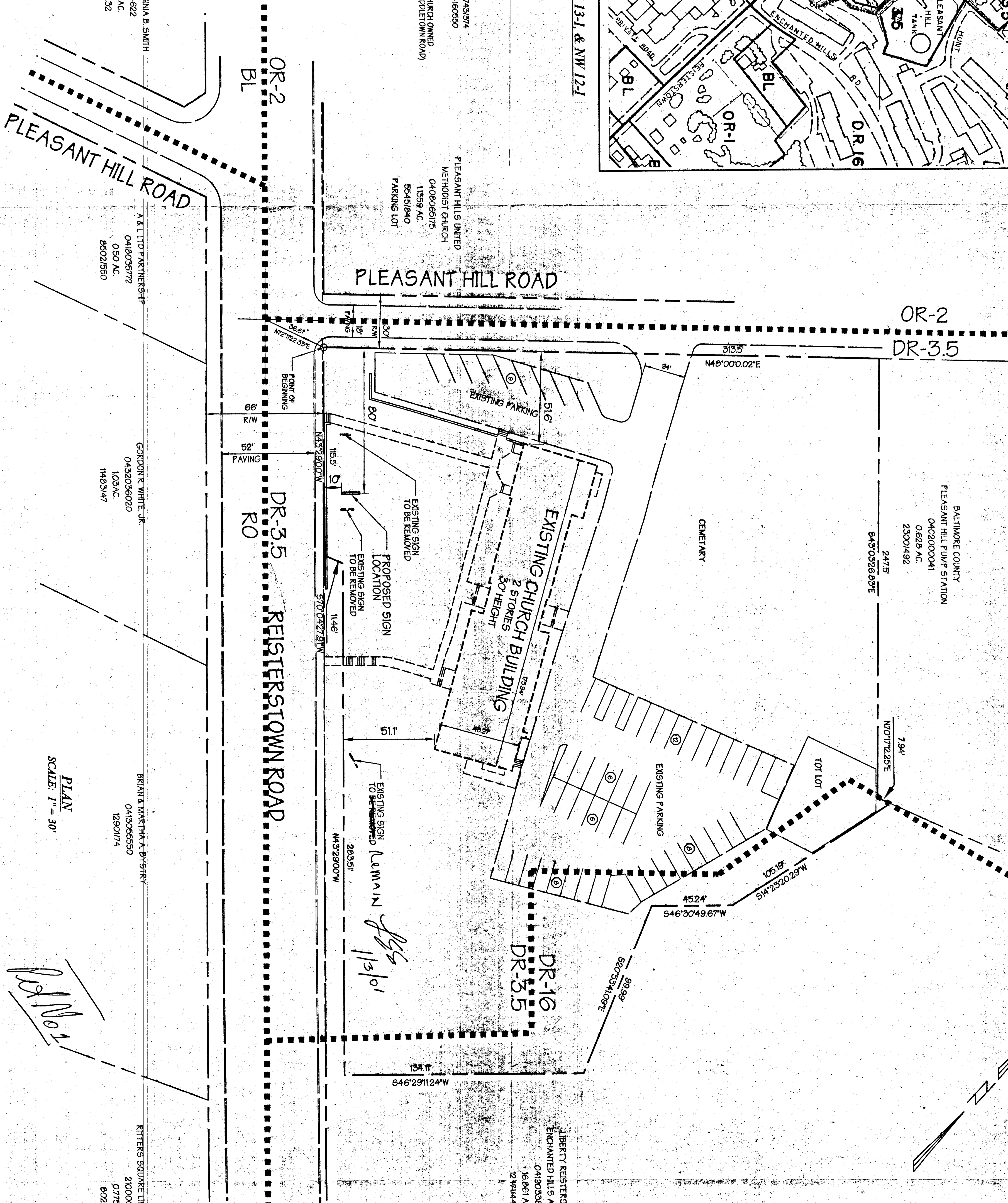




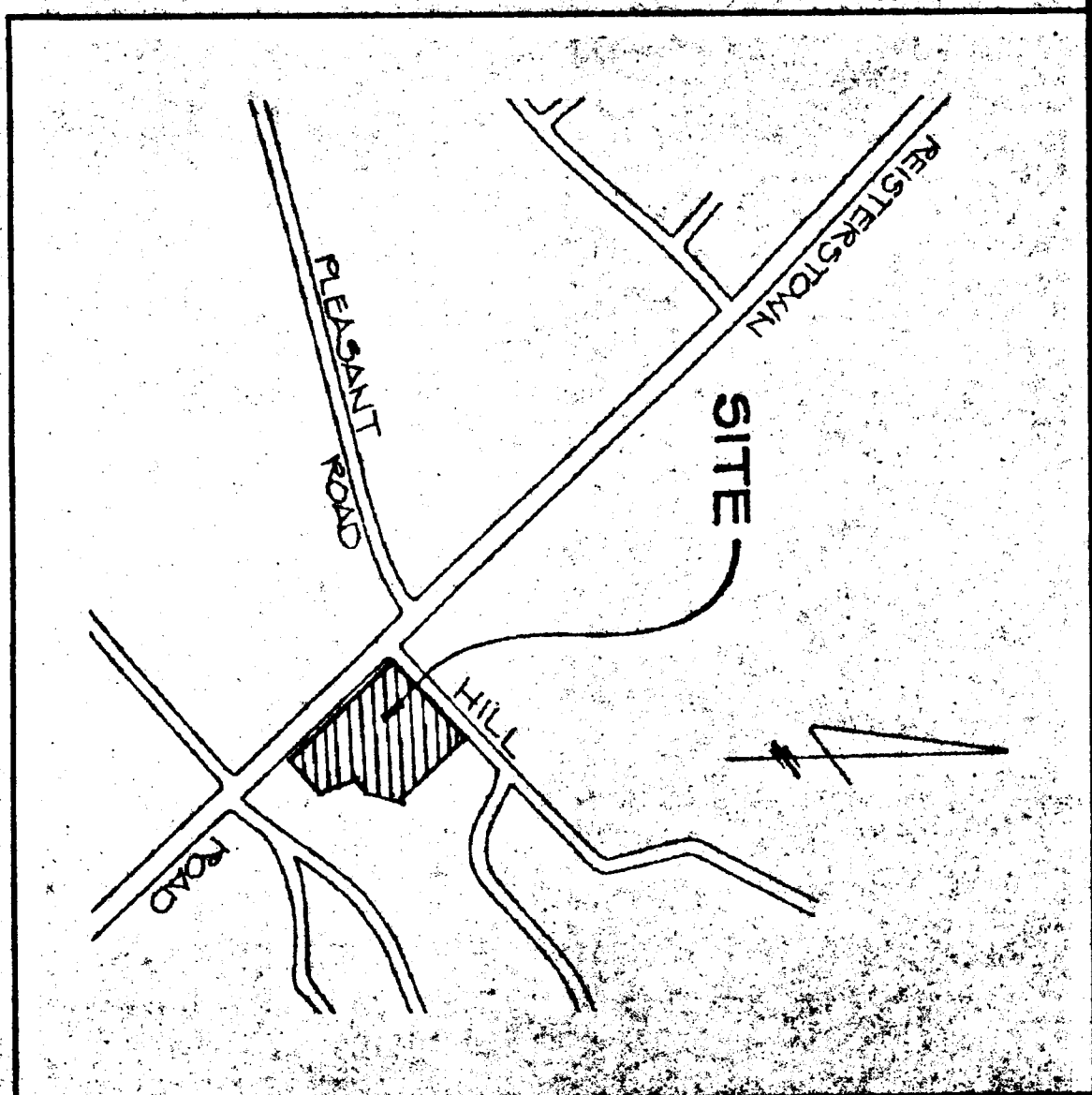
PARTS OF ZONING MAPS NW 13-1 & NW 12-1
SCALE: 1" = 200'

SITE DATA	
SITE AREA	2.40 A.C.
EXISTING ZONING	DR-3.5, DR-16
EXISTING USE	CHURCH
PROPOSED USE	CHURCH
DEED REFERENCE	211.36, 5352/299, 3743/374
TAX ACCOUNT NUMBER	04-02000041, 04-0460550
ZONING HISTORY	NONE
PARKING PROVIDED	-100 SPACES (49 ON PARCELS SHOWN 51 ON CHURCH OWNED PARCELS ON NORTH SIDE OF MIDLETON ROAD)
TYPICAL PARKING SPACE	8.5 X 18'

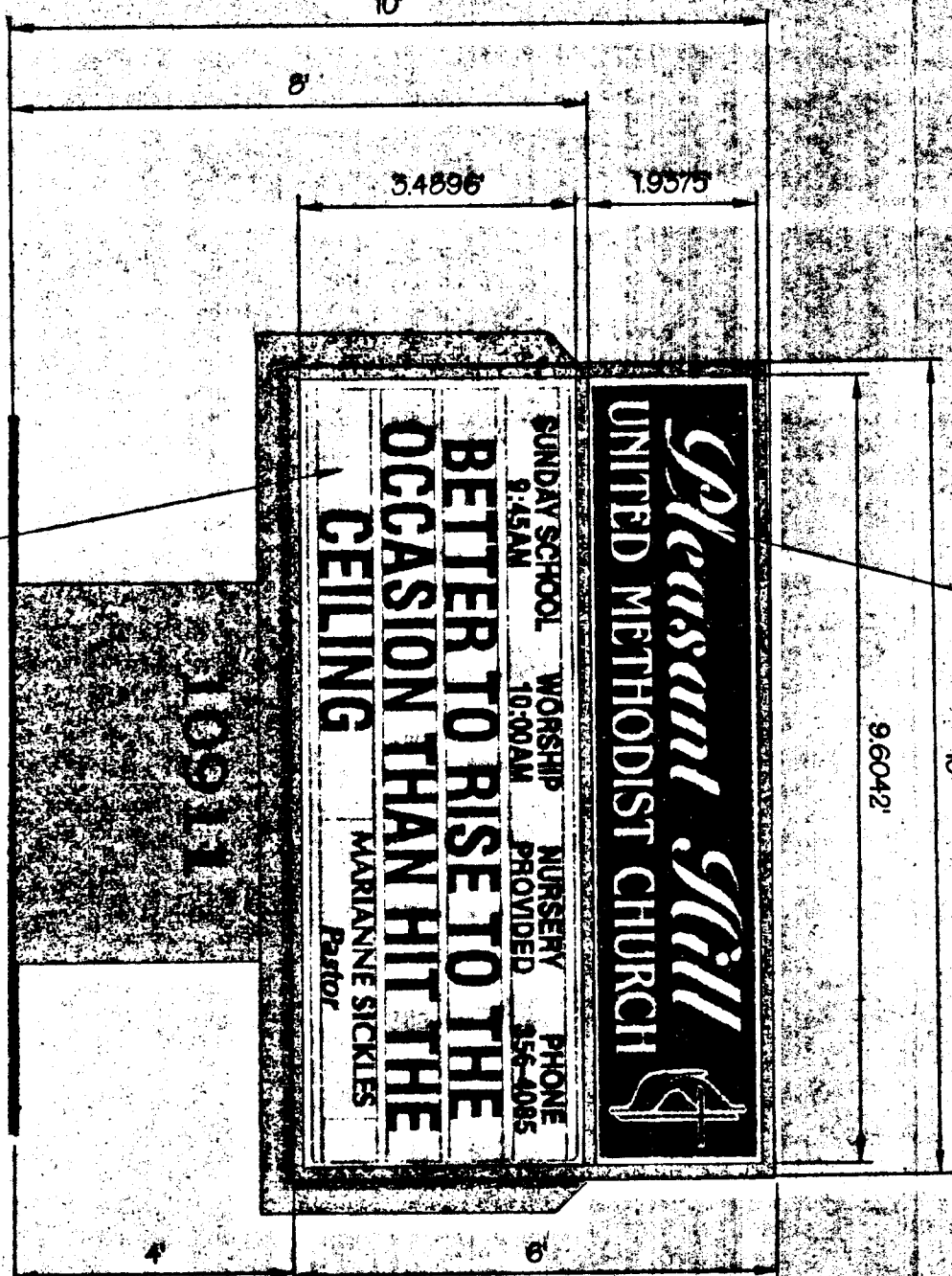
- VARIANCES REQUESTED**
- VARIANCE FROM B.C.Z.R. SECTION 450.41.6.VI TO PERMIT AN IDENTIFICATION SIGN HEIGHT OF UP TO 10 FEET IN LIEU OF THE 6 FOOT HEIGHT ALLOWED.
 - VARIANCE FROM B.C.Z.R. SECTION 450.41.1.IV TO PERMIT A CHANGEABLE COPY SIGN FACE AREA OF 34 SQUARE FEET IN LIEU OF THE 25 SQUARE FEET ALLOWED.
 - VARIANCE FROM B.C.Z.R. SECTION 450.41.1.IV TO PERMIT A CHANGEABLE COPY SIGN HEIGHT OF UP TO 8 FEET IN LIEU OF THE 6 FOOT HEIGHT ALLOWED.



PLAN
SCALE: 1" = 30'



VICINITY MAP
SCALE: 1" = 500'



PROPOSED
SIGN DETAIL
NO SCALE

PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCE

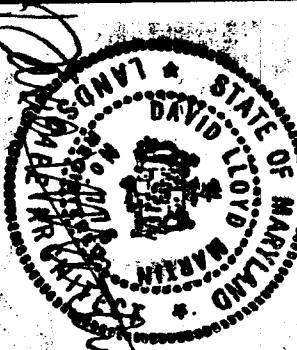
PLEASANT HILLS
METHODIST CHURCH

Election District 4
Counclimanic District 3
Scale: 1" = 30'
01-185-4
Tax Map 38 - Parcel 216, 217, 410
October 11, 2300
Sheet 1 of 1



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(410) 825-8120

OWNER
PLEASANT HILLS METHODIST CHURCH
10911 REISTERSTOWN ROAD
OWINGS MILLS
MARIAND 21117





Baltimore County
Zoning Commissioner

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

January 9, 2001

David Karceski, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
NE/S Reisterstown Road, SE/S Pleasant Hill Road
(10911 Reisterstown Road)
4th Election District – 3rd Council District
Pleasant Hill United Methodist Church - Petitioner
Case No. 01-185-A

Dear Mr. Hoffman:

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 Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Gary L. Beck, Finance Chairman
Pleasant Hill U.M. Church, 10911 Reisterstown Road, Owings Mills, Md. 21117
Mr. David Martin, G. W. Stephens, Jr. & Assoc., Inc.
658 Kenilworth Drive, Suite 100, Towson, Md. 21204
People's Counsel; Case File



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