IN RE: PETITION FOR VARIANCE N/W Corner Baltimore Avenue and Willow Spring Road (210 Baltimore Avenue) 12th Election District 7th Council District Chesapeake Conference Association of Seventh Day Adventist - Petitioners	* * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 03-124-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, Chesapeake Conference Association of Seventh Day Adventist, by Sedley E. Johnson, Sr., Pastor. The Petitioners request relief from Section 450.4.E of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an identification sign of 34 sq.ft. in lieu of the maximum allowed 25 sq.ft. The subject property and requested relief 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 Sedley E. Johnson, Sr., Pastor of the Chesapeake Conference Association of Seventh Day Adventist, property owners, and David L. Clark, a member of the congregation. Also present was Joseph Larson, on behalf of Spellman, Larson and Associates, Inc., the consultants who prepared the site plan for this property. There were no Protestants or other interested persons present.

The subject property under consideration is a rectangularly shaped parcel, located on the northwest corner of Baltimore Avenue and Willow Spring Road in Dundalk. The property contains approximately 0.48 acres in area, split zoned B.L. and D.R.5.5. That portion of the site zoned D.R.5.5 is improved with a one-story frame church building, 23' x 98' in dimension; the B.L. zoned portion of the site is unimproved and essentially used as lawn. Apparently, the church has been at this location since 1941. The character of the surrounding locale is generally

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Date 11/29/02
By

residential; however, there are commercially zoned properties across Willow Spring Road from the subject site.

The subject of the Petition relates to an identification sign the Petitioner recently acquired to advertise the location of the church. As shown in a sign detail on the site plan, the changeable message board portion of the sign is 48" tall by 100" wide and sits atop a 45½" wide by 43½" base. Testimony indicated that the sign would identify the subject property as the site of the Dundalk Seventh Day Adventist Church, and contain a changeable message area to advertise special events and services at the church.

Testimony indicated that the proposed sign would be located approximately 6 feet from the property line abutting Willow Spring Road, 10 feet from its intersection with Baltimore Avenue. The sign is situated at the proposed location to be visible to traffic on both Baltimore Avenue and Willow Spring Road. It was indicated that the proposed size of the sign is necessary to be visible to traffic on both roads. As noted above, the church building actually sits back from the intersection a significant distance, within the D.R.5.5 zoned portion of the tract.

There were no Protestants present and the long-standing use of the property as a church is a persuasive factor. In my judgment, the sign is not out of character with the area and is appropriate. Moreover, the split zoning of the property and the location of the building on the site are unique factors which justify the variance. I find that the Petitioners have met the requirements of Section 307 of the B.C.Z.R. for relief to be granted. However, in granting the relief, I will add a restriction relative to the lighting of the sign.

Testimony indicated that the sign will be internally lit. In order to reduce and mitigate the impacts of the sign on adjacent properties, the Petitioner shall install a timer so that the sign is turned off at 11:00 PM each night. The Petitioner indicated agreement to that restriction.

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 29th day of October, 2002 that the Petition for Variance seeking relief from Section

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Date 10/29/02
By

450.4.E of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an identification sign of 34 sq.ft. in lieu of the maximum allowed 25 sq.ft., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

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 sign shall be equipped with an automatic timer so that the lighting is extinguished after 11:00 PM.

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 10/29/02
By

Baltimore County
Zoning Commissioner

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

October 29, 2002

Pastor Sedley E. Johnson, Sr.
Dundalk Seventh Day Adventist Church
210 Baltimore Avenue
Baltimore, Maryland 21222

RE: PETITION FOR VARIANCE
NW/Corner Baltimore Avenue and Willow Spring Road
(210 Baltimore Avenue)
12th Election District – 7th Council District
Chesapeake Conference Association of Seventh Day Adventist - Petitioner
Case No. 03-124-A

Dear Pastor Johnson:

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: Chesapeake Conference Association of Seventh Day Adventist
6600 Martin Road, Columbia, Md. 21055
Mr. Joseph L. Larson, Spellman, Larson & Associates, Inc.
105 W. Chesapeake Avenue, Towson, Md. 21204
Mr. David L. Clark, 2321 Foster Avenue, Baltimore, Md. 21234
People's Counsel; Case File

Printed with Soybean Ink
on Recycled Paper

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 210 Baltimore Avenue

which is presently zoned DR 5.5 & BL

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) 450.4 B to allow an identification sign to be erected on the subject site containing 34 sq.ft. in lieu of the allowed 25 sq.ft.

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

Argument and reasons to be explained at the 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

Not applicable

Signature

Address — Telephone No.

City — State — Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

Chesapeake Conference Assoc. of Seventh Day Adventist

Name - Type or Print

Bradley E. Johnson Sr Pastor

Signature

Name - Type or Print

Signature

6000 Martin Road — 410-686-6394

Address — Telephone No

Columbia — MD — 21055

City — State — Zip Code

Representative to be Contacted:

Joseph L. Larson

Name

105 W. Chesapeake Avenue — 410-823-3535

Address — Telephone No

Towson — MD — 21204

City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1:00 hr.

UNAVAILABLE FOR HEARING

Reviewed By _____ **Date** 9-13-02

ORDER RECEIVED FOR FILING
Date 11/29/02
By

Case No. 03-124-A

R 09/15/98

SPELLMAN, LARSON & ASSOCIATES, INC.

ROBERT E. SPELLMAN, P.L.S
JOSEPH L. LARSON

CIVIL ENGINEERS AND LAND SURVEYORS

105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TEL (410) 823-3535 / FAX (410) 825-5215

DESCRIPTION FOR ZONING,210 BALTIMORE AVENUE, 12TH DISTRICT

BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at the corner formed by the intersection of the north side of Baltimore Avenue, 40 feet wide, and the west side of Willow Spring Road, 30 feet wide and running thence and binding on the north side of Baltimore Avenue north 89 degrees 47 minutes west 175.00 feet thence leaving the north side of Baltimore Avenue and running north 0 degrees 13 minutes east 120.00 feet and south 89 degrees 47 minutes east 175.00 feet to the west side of Willow Spring Road herein referred to and running thence and binding on the west side of Willow Spring Road south 0 degrees 13 minutes west 120.00 feet

CONTAINING 0.48 acres of land more or less

124

STATE OF MARYLAND
ROBERT EDWARD SPELLMAN
No. 4503
PROFESSIONAL LAND SURVEYOR

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 142[illegible]

[illegible]-124-A

DATE 9-13-02 ACCOUNT R-[illegible]

AMOUNT $ 250.00

RECEIVED FROM: [illegible]
Cons. Variance

FOR: [illegible]

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

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: #03-124-A
210 Baltimore Avenue
NW/Corner Baltimore Avenue & Willow Spring Avenue
12th Election District
7th Councilmanic District
Legal Owner(s): Pastor Sedley E. Johnson
Variance: to allow an identification sign to be erected on the subject site containing 34 square feet in lieu of the allowed 25 square feet.
Hearing: Friday, October 18, 2002 at 11:00 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) 887-4386.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
10/034 Oct. 3 C566369

CERTIFICATE OF PUBLICATION

10/3/, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/3/, 2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE Case No 03-124-A

Petitioner/Developer: JOHNSON, ETAL
JOE LARSON

Date of Hearing/Closing: 10/18/02

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

Attention: Ms. Gwendolyn Stephens & GEORGE ZAHNER

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 #210 - BALTO

The sign(s) were posted on 10/3/02
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 10/5/02
(Signature of Sign Poster and Date)

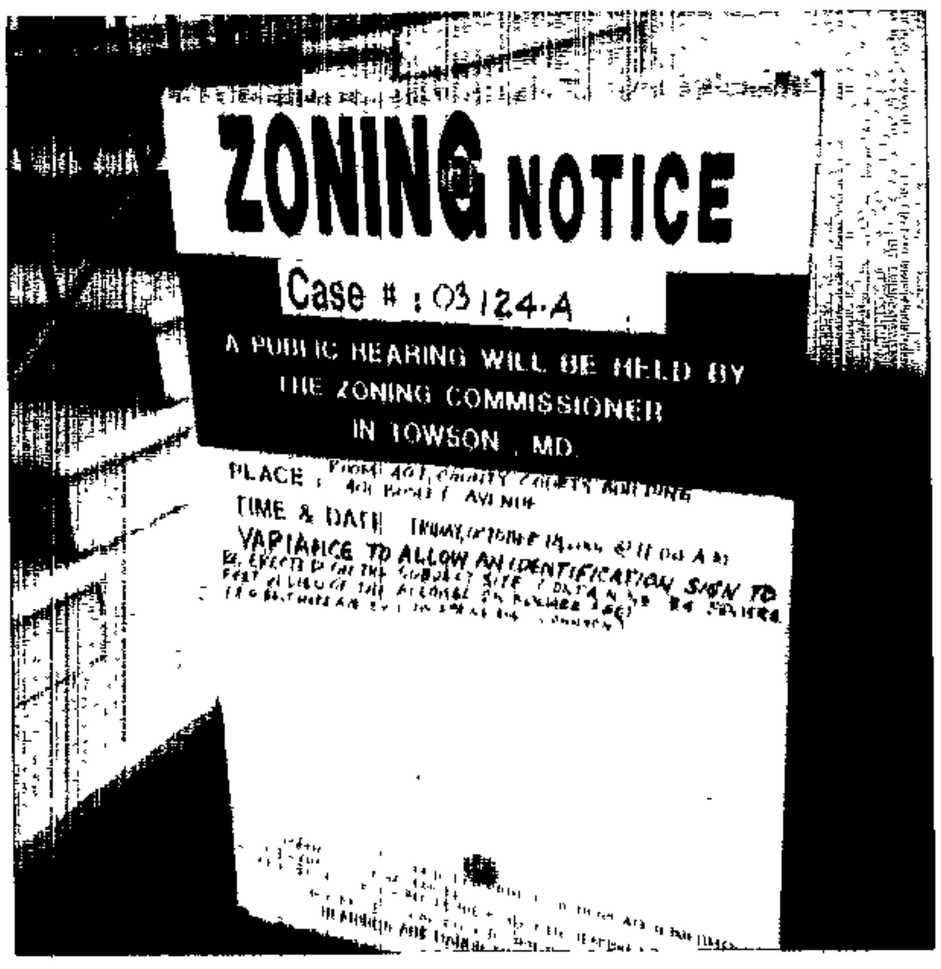
PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

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

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

Post-it® Fax Note 7671	Date	# of pages ▶
To BETTY or ROBIN	From O'KEEFE	
Co./Dept. ZONING COMM	Co.	
Phone #	Phone # 905 8571	
Fax # 410 887-3468	Fax # 666-0929	



03-124-A
#210 - BALTO, AVE
JOHNSON, 10/18/02
JOHNSON, 10/18/02

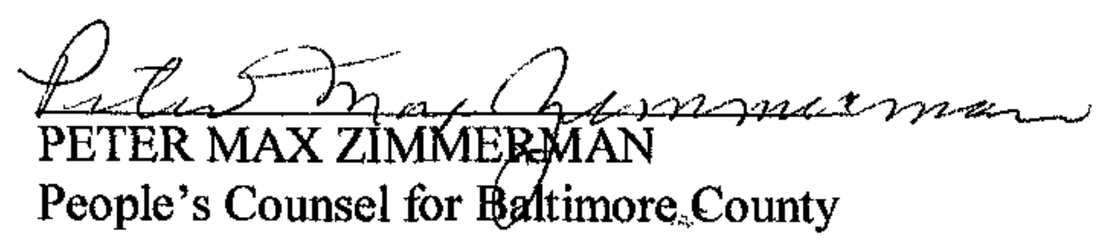
Post-it® Fax Note 7671	Date	# of pages ▶
To	From	
Co./Dept.	Co.	
Phone #	Phone #	
Fax #	Fax #	

RE:	PETITION FOR VARIANCE.	*	BEFORE THE
	210 Baltimore Avenue N/west corner		
	Baltimore Ave. & Willow Spring Ave.	*	ZONING COMMISSIONER
	12th Election District 7th Councilmanic		
	District	*	FOR
	Legal Owner: Pastor Sedley E. Johnson		
	Chesapeake Conference Assoc. of	*	BALTIMORE COUNTY
	Seventh Day Adventist		
	Petitioner(s)	*	03-124-A

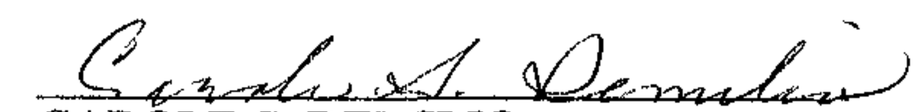
* * * * * * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.



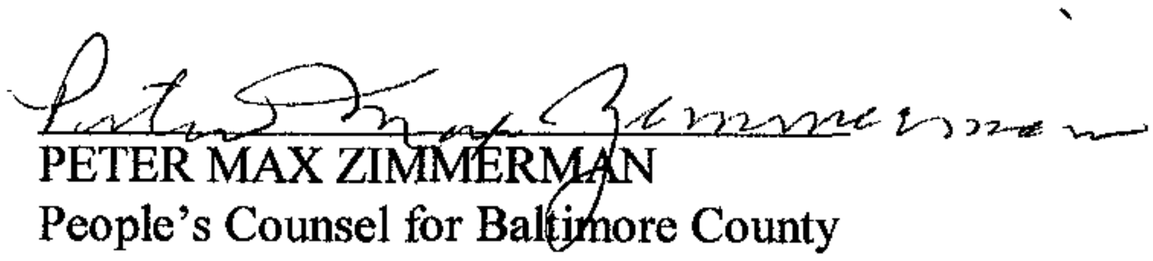
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



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 25th day of September, 2002, a copy of the foregoing Entry of Appearance was mailed to Joseph L. Larson, 105 W. Chesapeake Avenue, Towson, MD 21204 Representative for Petitioner(s).



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY
Thursday, October 3, 2002 Issue – Jeffersonian

Please forward billing to:
Pastor Sedley E Johnson
6000 Martin Road
Columbia MD 21055

410 686-6394

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: 03-124-A
210 Baltimore Avenue
NW/corner Baltimore Avenue & Willow Spring Avenue
12th Election District – 7th Councilmanic District
Legal Owner: Pastor Sedley E Johnson

Variance to allow an identification sign to be erected on the subject site containing 34 square feet in lieu of the allowed 25 square feet.

HEARING: Friday, October 18, 2002 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Lawrence E. Schmidt

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.

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 23, 2002

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: 03-124-A
210 Baltimore Avenue
NW/corner Baltimore Avenue & Willow Spring Avenue
12th Election District – 7th Councilmanic District
Legal Owner: Pastor Sedley E Johnson

Variance to allow an identification sign to be erected on the subject site containing 34 square feet in lieu of the allowed 25 square feet.

HEARING: Friday, October 18, 2002 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon
Director

C: Chesapeake Conference Assoc of Seventh Day Adventist, Sedley E Johnson, 6000 Martin Road, Columbia 21055
Joseph L Larson, 105 W Chesapeake Avenue, Towson 21204

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, OCTOBER 3, 2002**
(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.

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on Recycled Paper

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: 03-124-A

Petitioner: Chesapeake Conference Assoc. of 7th Day Adventist

Address or Location: 210 Baltimore Ave. (Dundalk)

PLEASE FORWARD ADVERTISING BILL TO:

Name: Pastor Sedley E. Johnson

Address: 6000 Martin Rd.
Columbia, Md. 21055

Telephone Number: 410-686-6394

Revised 2/20/98 - SCJ

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

October 10, 2002

Chesapeake Conference Assoc. of Seventh Day Adventist
Pastor Sedley E Johnson
6000 Martin Road
Columbia, MD 21055

Dear Pastor Johnson:

RE: Case Number: 03-124 XA, 210 Baltimore Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on, September 13, 2002.

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.
Supervisor, Zoning Review

WCR:rjc
Enclosures

c: Joseph L. Larson, 105 W. Chesapeake Avenue, Towson, MD 21204
People's Counsel

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

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BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley RBS ITGT

DATE: October 7, 2002

Zoning Petitions

Zoning Advisory Committee Meeting of September 23, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

116-122, 124

10/18

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 17, 2002

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 03-124**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For 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: Lyn Lanham

AFK/LL:MAC

Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 9.24.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 124 JJS

Dear. Mr. Zahner:

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,

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

CASE NAME_____
CASE NUMBER_____
DATE_____

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
JOSEPH LARSON	105 W. Chesapeake Ave	TOWSON, MD 21204	
SEDLEY E JOHNSON	210 BALTIMORE AVE	BALTIMORE MD 21222	
David L Clark	2321 Foster Ave	Baltimore MD 21234	

Parris N. Glendening
Governor
Kathleen Kennedy Townsend
Lt. Governor

MDP
Maryland Department of Planning

Roy W. Kienitz
Secretary
Mary Abrams
Deputy Secretary

September 23, 2002

Mr. George Zahner
Baltimore County Department of Permits and Development Management
County Office Building
111 W. Chesapeake Avenue
Room 111, Mail Stop #1105
Towson MD 21204

Re: **Zoning Advisory Committee Agenda re: case numbers 03-106-SPH, 03-116-A, 03-117-A, 03-118-A, 03-119-A, 03-120-XA, 03-121-A, 03-122-A, 03-123-XA, 03-124-A, 03-125-A, 03-126-A, 03-127-SAHSPH, 03-128-A, 03-129-A, 03-130-A**

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 09/23/02. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

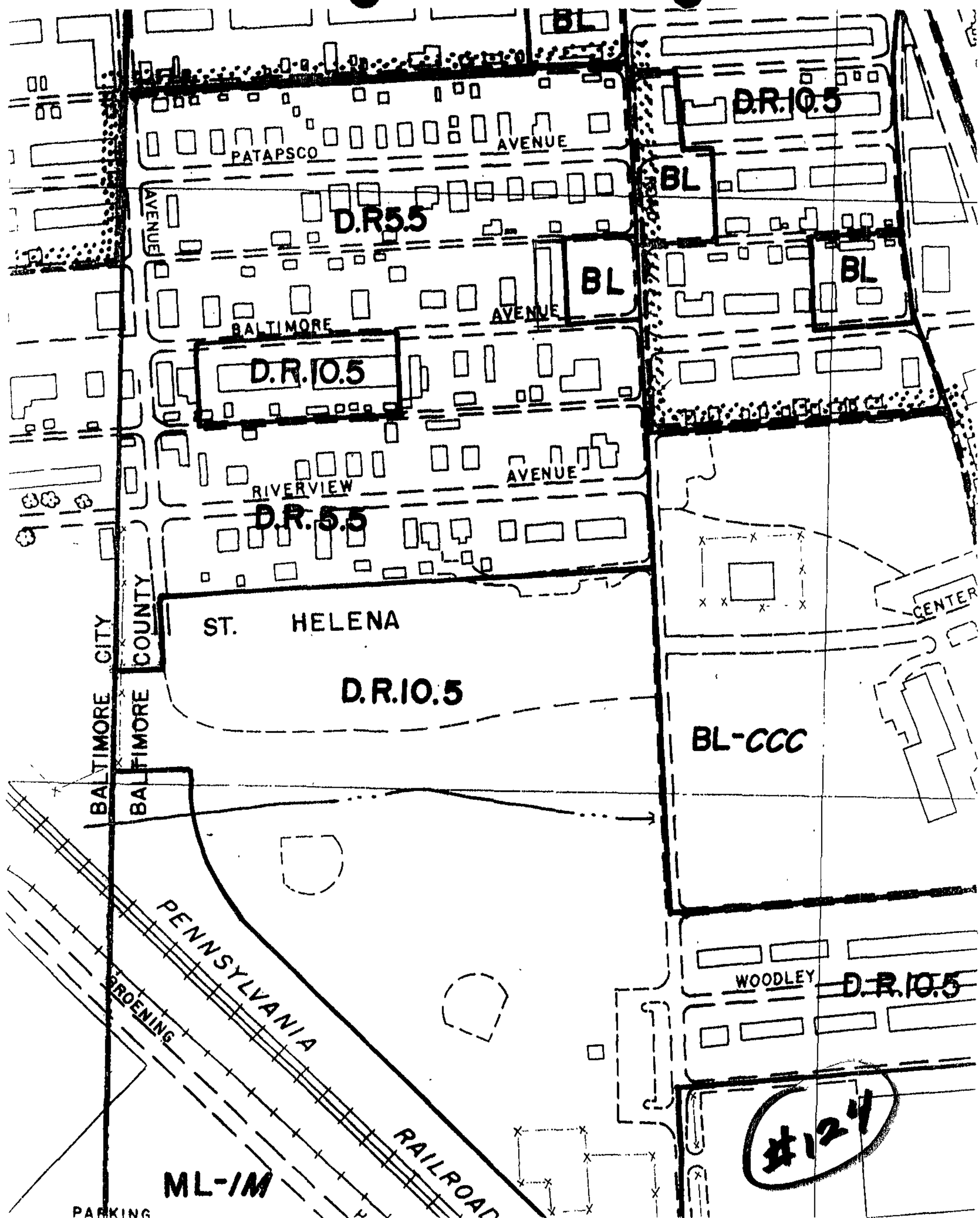
James R. Gatto

James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

cc: Mike Nortrup

ZONING MAP SE-4E

Scale: 1" = 200'



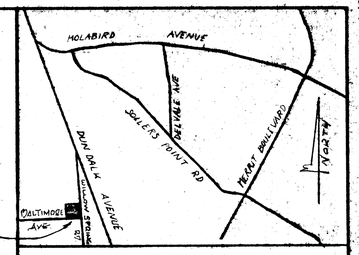
GENERAL NOTES

1. There are no previous Zoning Petitions, CRG Hearings or DRC Hearings on the subject property.
2. The subject property is not in the Chesapeake Bay Critical Area.
3. The subject property does not reside within an area of a 100 year flood plain.

SANITARY SEWER NOTE

THERE IS AN EXISTING PUBLIC SANITARY SEWER LOCATED IN THE 10' ALLEY NORTH OF THE SUBJECT PROPERTY. THE EXACT LOCATION OF THE SEWER LINE IS NOT LOCATABLE DUE TO THE FACT THAT THE BCBG CONSTRUCTION DRAWING IS NOT AVAILABLE AT BALTIMORE COUNTY.

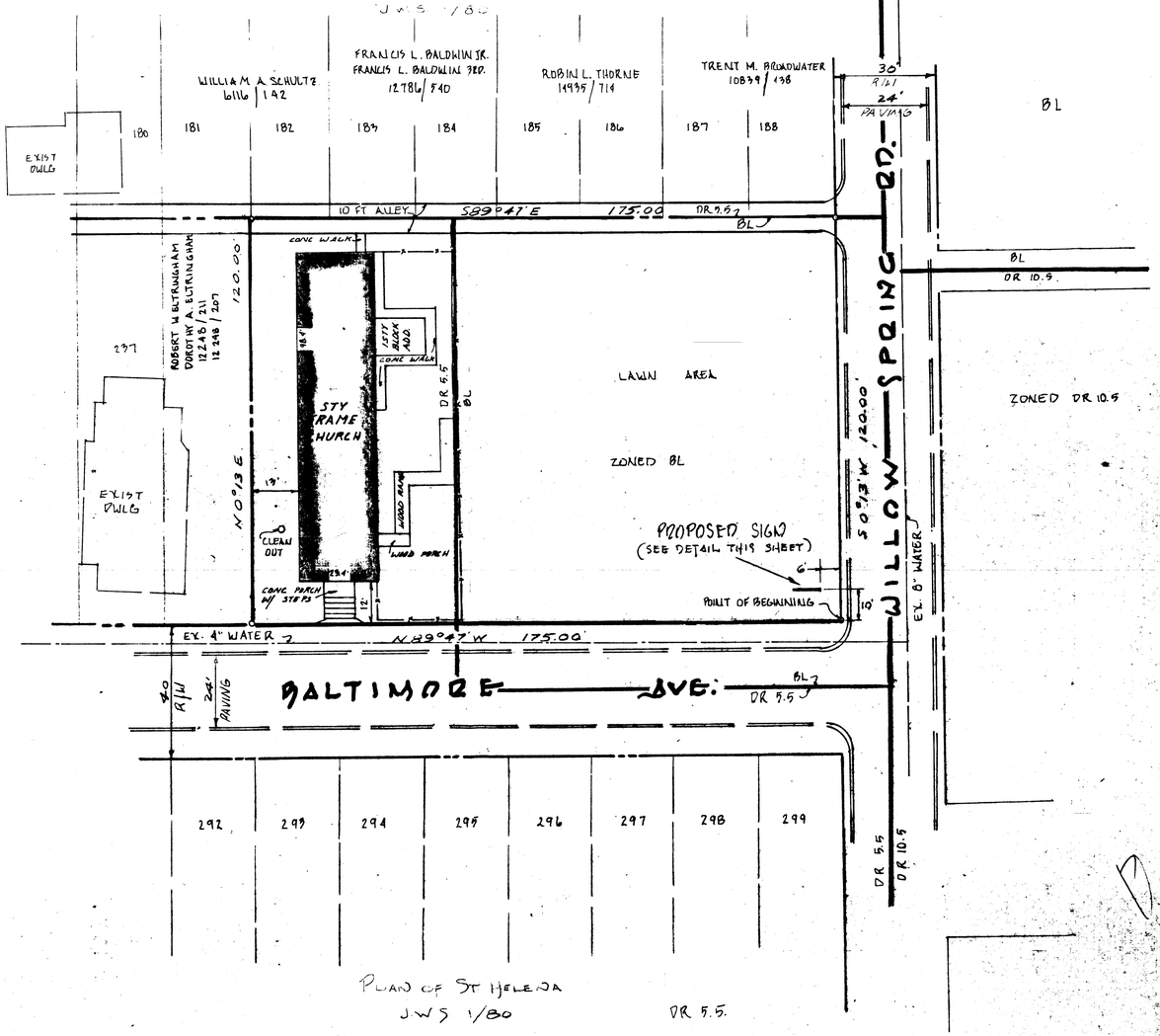
DR 5.5



SUBJECT SITE

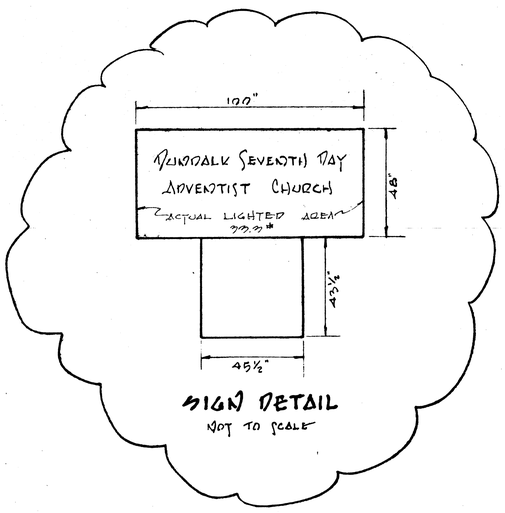
VICINITY MAP
SCALE: 1"=2000'

PLAN OF ST. HELENA
JWS 1/80



PLAN OF ST HELENA
JWS 1/80

DR 5.5



SIGN DETAIL
NOT TO SCALE

SITE DATA

AREA OF TRACT	0.48 AC+/-
EX. ZONING	BL / DR 5.5
ZONING MAP	96-4-E
DEED REFERENCE	19565/341 & 9301/506
TAX MAP/GRID/PARCEL	103/15/450
TAX ID. NO.	1200066077 1200020700 1203019970
EXISTING USE	CHURCH
UTILITIES - SEWER	EXIST. PUBLIC
WATER	EXIST. PUBLIC
COUNCILMANIC DIST.	7th

OWNER

CHESAPEAKE CONFERENCE ASSOCIATION OF SEVENTH DAY ADVENTISTS
6000 MARTIN ROAD
COLUMBIA, MARYLAND 21045
410-381-6394

ZONING PETITION NOTE

This Plat accompanies a Zoning Variance Petition to allow an identification sign to be erected on the subject site containing 34 Sq. Ft. in lieu of the allowed 25 Sq. Ft.

REVISIONS		
NO.	DATE	DESCRIPTION

SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 400, JEFFERSON BLDG., TOWSON, MD 21204
PHONE: 823-3605

PLAT TO ACCOMPANY ZONING PETITION

Dundalk Seventh Day Adventists Church
216 Baltimore Avenue
Lots 239 + 245
St. Helena
JWS 1-80
12th Election District Baltimore Co., MD

SCALE 1"= 20'
DATE JANUARY 12, 2002
DES. BY:
DRN. BY:
SHT. 1 OF 1

Bob Nel

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