

IN RE: PETITION FOR VARIANCE
East Side of Middletown Road, 365' S
Of Freeland Road
6th Election District
3rd Councilmanic District
(20074 Middletown Road)

Gunpowder Baptist Church, Inc.
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 06-384-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by Gunpowder Baptist Church, Inc. The variance request is for property located at 20074 Middletown Road in the Freeland area of Baltimore County. The variance request is from Section 450.4.1(a) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a changeable copy sign to be 50 square feet per side in lieu of required 25 square feet and to permit a sign height of 9 feet in lieu of the required 6 feet.

This case was originally scheduled to be heard on March 21, 2006 but was not posted in time. The property was reposted with a notice of the public hearing date and time on March 25, 2006 and notice of the second hearing date and time was given to the general public by publication in the Jeffersonian Newspaper on March 23, 2006.

Interested Persons

Appearing at the hearing on behalf of the variance request were Paul Botzler for the corporate Petitioner. Jeffrey H. Gray, Esq. represented the Petitioner. Frank Purdum from the Freeland Community Association appeared at the hearing in support of a compromise petition. Peter Max Zimmerman, People's Counsel, entered his appearance in this case.

2006-03-24
by [signature]

Amended Petition

As the result of discussions between the Church and the Community Association the Petitioner agreed to reduce the size of the sign to 48 sq. ft per side and reduce the height to 6 feet. Mr. Gray indicated that a sign 6 feet high is allowed without a variance in this zone and consequently withdrew the request for a height variance.

Zoning Advisory Committee

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None.

Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.

“The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance.”

Testimony and Evidence

Mr. Gray proffered that the Church would like to erect a changeable copy sign to identify and inform Church members and public of services and themes regarding the Church. Originally the Church asked for 50 square feet per side in lieu of required 25 square feet but after consultation with members of the Freeland Community Association reduced the size to 48 square

ORDER RECEIVED FOR FILING

Date 4-12-00

By [Signature]

feet. See exhibit 1 for the original design and exhibit 2 for the revised design. Also see exhibit 3 for a rendering of the sign.

The main issue for the Community was the height of the sign which the Church agreed to reduce from 9 feet to 6 feet. This meant that no variance was required for height. In addition the Church agreed to landscape the metal base of the sign. Mr. Purdum of the Community Association agreed. They both declined to have the County Landscape Architect design the landscaping around the base as the Church had successfully landscaped other areas of the site.

In regard to the variance, Mr. Gray noted that the property is zoned RC 2. He presented a County highway widening sketch, exhibit 4, that indicates the County widened its right of way along Middletown Road to 70 feet in front of the Church. However Middletown Road curves at this location and so rather than simply equally dividing the taking between owners on either side of road, a larger portion of the widened right of way was taken from the Church. This meant that any sign would have to set back from the traveled portion of the road at least 50 feet. Given the speed of traffic using Middletown Road, the Church needed 6 to 8 inch high letters to be readable by travelers. This in turn meant the sign had to be 48 sq. feet in size. In addition the view of the sign location from the road is substantially limited by the mature trees on the adjoining property. Said another way although the Church would like a smaller less expensive sign, the reality of the location and need of the traveling public require the size proposed.

Findings of Fact and Conclusions of Law

Given the curve of Middletown Road at this location and the highway widening with a full 70 feet of right of way, the speed of vehicles on the road and the trees which block the sign from view until a travelers is close to the sign, I find the property unique from a zoning standpoint. *Cromwell v Ward*, 102 Md App 691 (1995) indicates that there must be something unique about the property before a zoning variance can be granted. To illustrate the point that the zoning

authorities must find something unique first and not back into uniqueness by first finding a hardship, the Court of Special Appeals required the subject property have inherent characteristics not shared by other properties in the neighborhood, such as shape, topography, subsurface condition, environmental factors, historical significance, access or non-access to navigable waters, practical restrictions imposed by abutting properties (such as obstructions) or similar restrictions (emphasis supplied). So the unusual condition does not have to be on site but rather can be on abutting properties. Obstructions are specific examples of off-site circumstances or conditions, which show uniqueness. Based on the trees on the adjoining property, the curvature of the road at this location and the speed of vehicles on Middletown Road, I find the property unique in a zoning sense in regard to signs.

In addition I find the Petitioner would suffer practical difficulty or unreasonable hardship if the regulations were strictly enforced in this case. The Church could erect a sign but it would not be useful for its intended purpose.

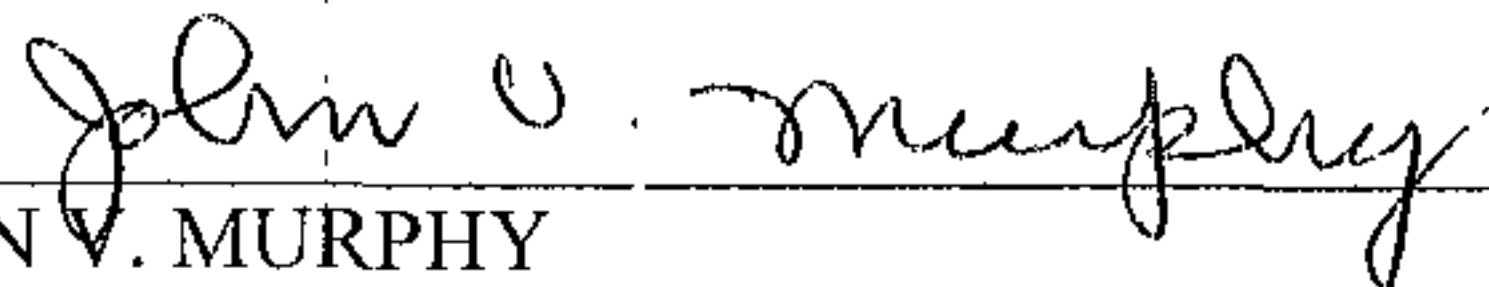
Finally I find that such variance shall be granted in strict harmony with the spirit and intent of said sign regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare as evidenced by the agreement with the Community Association.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 12 day of April 2006, that a variance request from Section 450.4.1(a) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a changeable copy sign to be 48square feet per side in lieu of required 25 square feet, be and is hereby GRANTED; and

IT IS FURTHER ORDERED that the Petitioner's request for variance from Section 450.4.1(a) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a sign height of 9 feet in lieu of the required 6 feet is DENIED without prejudice having been withdrawn.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:dlw

RECEIVED FOR FILING
Date 4-12-06
By [Signature]



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

April 12, 2006

Jeffrey H. Gray, Esquire
17000 York Road
Monkton, Maryland 21111

Re: Petition for Variance
Case No. 06-384-A
Property: 20074 Middletown Road

Dear Mr. Gray:

Enclosed please find the decision rendered in the above-captioned case. The Petitions for Variance have been granted and denied 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,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner
for Baltimore County

JVM:dlw
Enclosure

c: Paul W. Botzler, P.E., P.O. Box 261, Monkton, MD 21111
Paul W. Botzler, Trustee, Gunpowder Baptist Church, Inc., 20074 Middletown Road,
Freeland, MD 21053
Frank L. Purdum, Jr., Freeland Community Association, 1503 Walker Road,
Freeland, MD 21053
People's Counsel; Case File



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 20074 Middletown Road

which is presently zoned R.C.2

4.1.(a) n/c

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) BCZR 450. ~~which~~ to permit a changeable copy sign, ~~accessory to an institutional use~~, to be 50 sq. ft. per side in lieu of required 25 sq. ft. and BCZR 450. ~~which~~ to permit a sign height of 9 feet in lieu of the required 6 feet.

4.1.(a) n/c

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) due to the unique lot orientation with respect to the major road frontage, and the speed and patterns of the traffic on said road, the allowed small sign would be illegible, and present a practical difficulty.

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:

Jeffrey H. Gray

Name - Type or Print

Signature

Company

Address 17000 York Road 410-329-2104

Monkton, MD 21111

City

State

Zip Code

Case No. 06 384 A

REV 9/15/98

Legal Owner(s):

Gunpowder Baptist Church, Inc.

Name - Type or Print

Signature

Paul W. Botzler, Trustee

Name - Type or Print

Signature

Address 20074 Middletown Road 410-343-1365

Freeland, MD 21053

City

State

Zip Code

Representative to be Contacted:

Paul W. Botzler, P.E.

Name

Address P.O. Box 261 410-329-2696

Monkton, MD 21111

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 HR

UNAVAILABLE FOR HEARING

Reviewed By SL

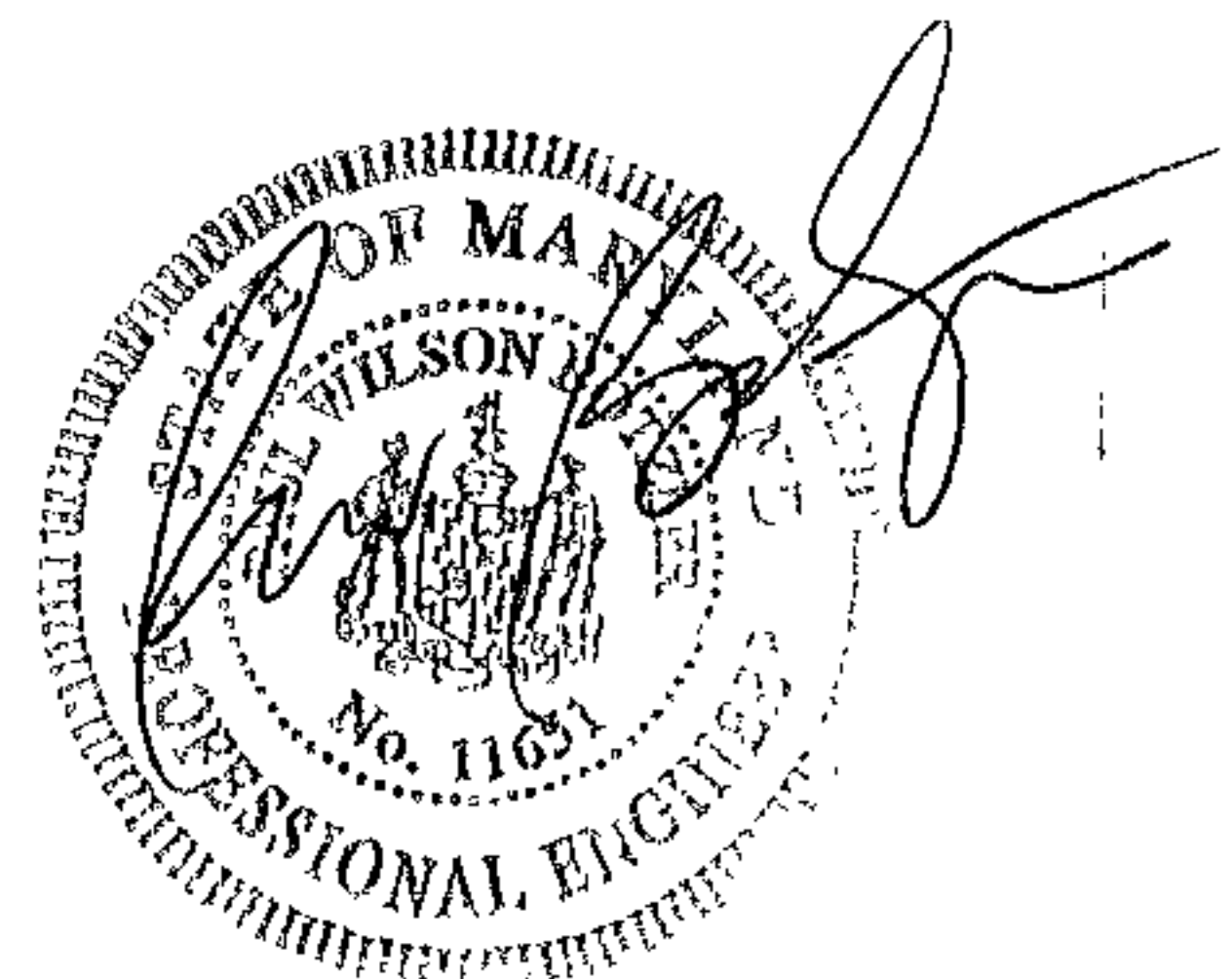
Date 2/07/06

ZONING DESCRIPTION

Beginning at a point on the east side of Middletown Road at a distance of 365 feet South of the centerline of Freeland Road which is 40' wide, thence the following courses and distances:

S. 30° 59' 15" E.	526.72'
S. 56° 30' W.	12.36'
S. 30° 59' 15" E.	11.53'
S. 66° 04' 20" W.	612.10'
N. 22° 24' 55" W.	221.00'
S. 79° 09' W.	163.55'
S. 78° 31' 28" W.	262.12'
N. 14° 37' 20" W.	319.61'
N. 73° 23' 46" E.	77.75'
N. 16° 36' 14" W.	390.26'
N. 74° 20' 20" E.	495.67'
N. 74° 10' 30" E.	129.45'
N. 12° 16' W.	145.20'
S. 46° 31' 45" E.	46.33'
S. 60° 35' 30" W.	29.85' and
S. 49° 09' 10" E.	369.71'

to the place of beginning, being the lots deeded to Gunpowder Baptist Church as recorded in Deeds 4881/592 and 4647/101, being 15 acres, more or less.



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: #08-384-A

20074 Middletown Road

East side of Middletown Road, 365 feet south of Freeland Road

6th Election District - 3rd Councilmanic District

Legal Owner(s): Gunpowder Baptist Church, Inc., by Paul W. Botzler, Trustee

Variance: to permit a changeable copy sign in a residential zone and occupying more than 50% of the sign to be 50 square feet per side in lieu of the allowed 25 square feet and to permit a sign height of 9 feet in lieu of the allowed 6 feet

Hearing: Monday, April 10, 2006 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

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.
3/378A Mar. 23 89181

CERTIFICATE OF PUBLICATION

3/23/2006

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 3/23/2006.

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

J. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 1071

DATE 2/07/06 ACCOUNT 001006 6150

AMOUNT \$ 325.00

RECEIVED FROM: Interlock, Inc.

FOR: 2007 74 Maryland State Road
Rocky View Variance

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID TO ORDER
DATE 2/07/06
AMOUNT \$325.00
BY: [Signature]
FOR: [Signature]
OFFICE OF BUDGET & FINANCE
BALTIMORE COUNTY, MARYLAND

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: #06-384-A

20074 Middletown Road

East side of Middletown Road, 365 feet south of Freeland Road

6th Election District - 3rd Councilmanic District

Legal Owner(s): Gunpowder Baptist Church, Inc., by Paul W. Botzler, Trustee

Variance: to permit a changeable copy sign in a residential zone and occupying more than 50% of the sign to be 50 square feet per side in lieu of the allowed 25 square feet and to permit a sign height of 9 feet in lieu of the allowed 6 feet.

Hearing: Tuesday, March 21, 2006 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
3/033 Mar. 2 86019

CERTIFICATE OF PUBLICATION

3/2/2006

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 3/2/2006.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

ATTENTION: Kristen Mathhews

DATE: 3/28/06

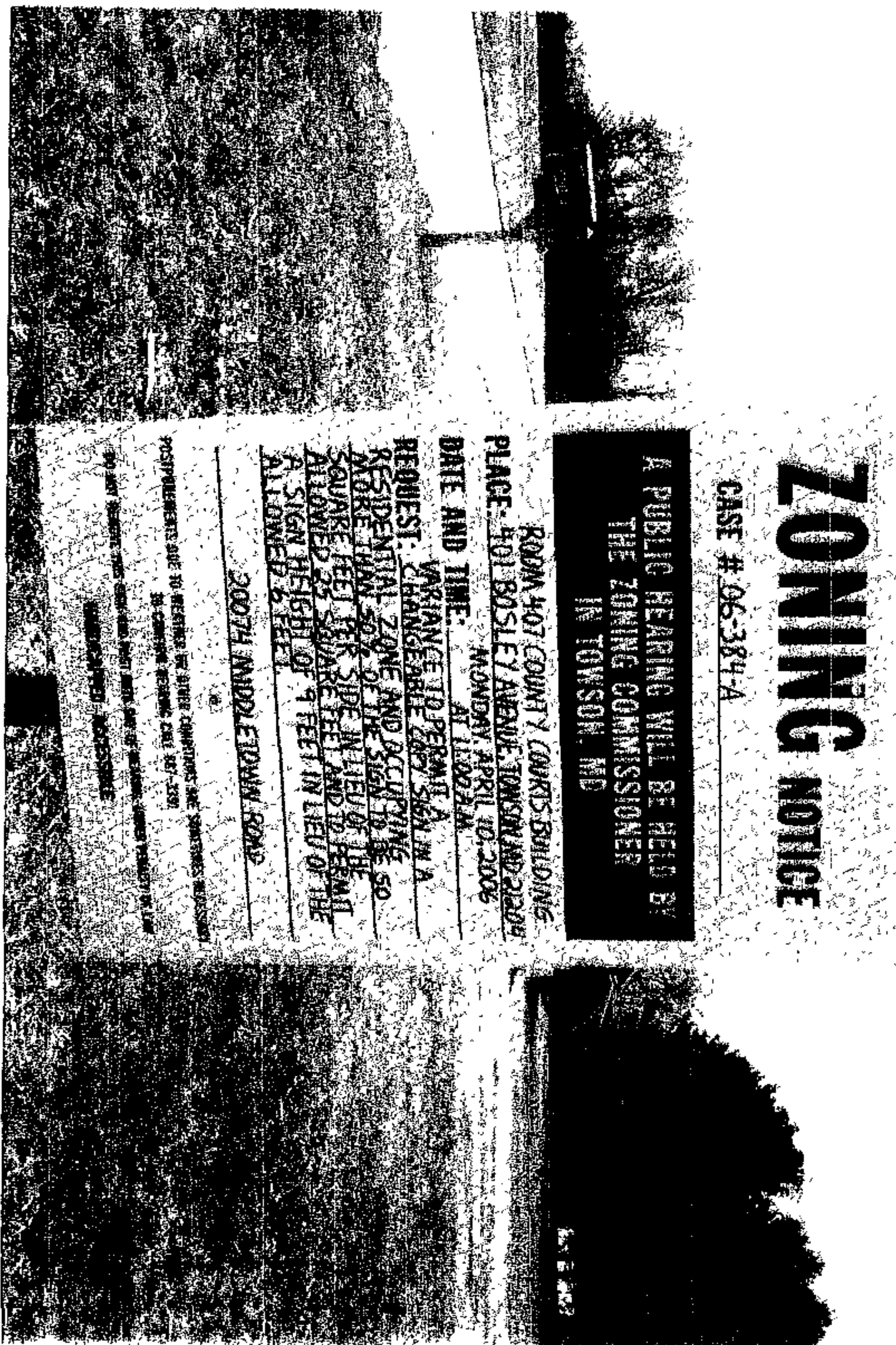
Case Number: 06-384-A

Petitioner/Developer: JEFFREY H. GRAY, ESQ.--- PAUL W. BOTZLER, c/o GUNPOWDER BAPTIST CHURCH, INC.

Date of Hearing (Closing): 04/10/06

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: 20074 MIDDLETOWN ROAD

The sign(s) were posted on: 3/25/06



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley Maryland 21030
(City, State, Zip Code of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

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/neighbors property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (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: 06 384 A
Petitioner: GUNPOWDER BAPTIST CHURCH, INC
Address or Location: 20074 MIDDLETOWN RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: GUNPOWDER BAPTIST CHURCH
Address: 20074 MIDDLETOWN RD
FREELAND MD. 21053 ATTN: MR. BOTZLEA
Telephone Number: 410 343 1365

**Department of Permits and
Development Management**



Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

March 20, 2006

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

NEW 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: 06-384-A

20074 Middletown Road

East side of Middletown Road, 365 feet south of Freeland Road

6th Election District, 3rd Councilmanic District

Legal Owners: Gunpowder Baptist Church, Inc., by Paul W. Botzler, Trustee

Variance to permit a changeable copy sign in a residential zone and occupying more than 50% of the sign to be 50 square feet per side in lieu of the allowed 25 square feet and to permit a sign height of 9 feet in lieu of the allowed 6 feet.

Hearing: Monday, April 10, 2006 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson, MD 21204

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:raj

c: Jeffrey H. Gray, Esq., 17000 York Road, Monkton, MD 21111

Paul W. Botzler, P.E., c/o Gunpowder Baptist Church, Inc., P. O. Box 261, Monkton, MD 21111

**NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN
APPROVED POSTER ON THE PROPERTY BY SATURDAY, MARCH 25, 2006.**

**(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL
ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE
AT 410-887-3868.**

**(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE
ZONING REVIEW OFFICE AT 410-887-3391.**

Visit the County's Website at www.baltimorecountyonline.info



**Department of Permits and
Development Management**

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



February 21, 2006

Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

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: 06-384-A

20074 Middletown Road
East side of Middletown Road, 365 feet south of Freeland Road
6th Election District, 3rd Councilmanic District
Legal Owners: Gunpowder Baptist Church, Inc., by Paul W. Botzler, Trustee

Variance to permit a changeable copy sign in a residential zone and occupying more than 50% of the sign to be 50 square feet per side in lieu of the allowed 25 square feet and to permit a sign height of 9 feet in lieu of the allowed 6 feet.

Hearing: Tuesday, March 21, 2006 @ 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson, MD 21204

Timothy Kotroco
Director

TK:raj

c: Jeffrey H. Gray, Esq., 17000 York Road, Monkton, MD 21111
Paul W. Botzler, P.E., c/o Gunpowder Baptist Church, Inc., P. O. Box 261, Monkton, MD 21111

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MARCH 6, 2006.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-3868.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Visit the County's Website at www.baltimorecountyonline.info



TO: PATUXENT PUBLISHING COMPANY
Thursday, March 2, 2006 Issue - Jeffersonian

Please forward billing to:
Gunpowder Baptist Church - Mr. Botzler (410-343-1365)
20074 Middletown Road
Freeland, MD 21053

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: 06-384-A

20074 Middletown Road

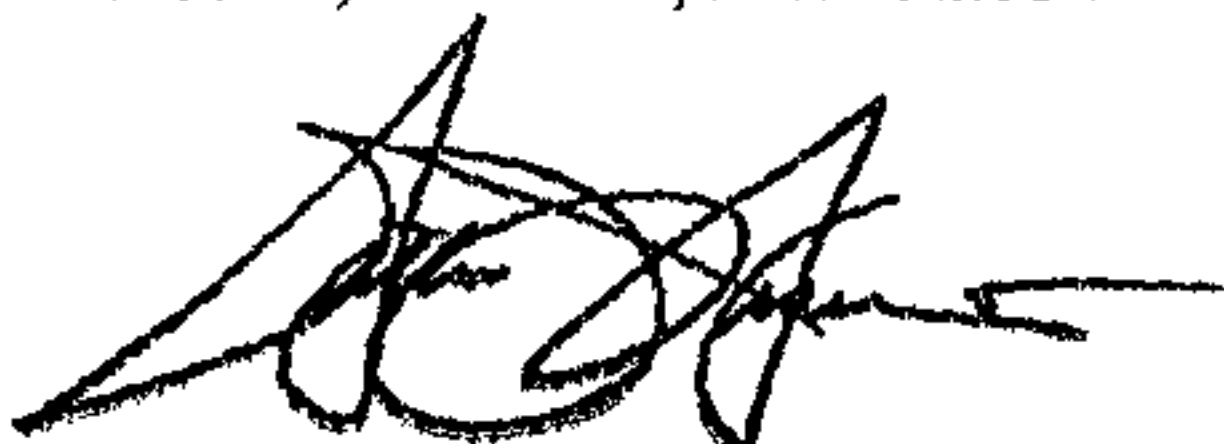
East side of Middletown Road, 365 feet south of Freeland Road

6th Election District, 3rd Councilmanic District

Legal Owners: Gunpowder Baptist Church, Inc., by Paul W. Botzler, Trustee

Variance to permit a changeable copy sign in a residential zone and occupying more than 50% of the sign to be 50 square feet per side in lieu of the allowed 25 square feet and to permit a sign height of 9 feet in lieu of the allowed 6 feet.

Hearing: Tuesday, March 21, 2006 @ 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson, MD 21204



WILLIAM J. WISEMAN, III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**Department of Permits and
Development Management**

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



Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

March 13, 2006

Jeffrey H. Gray
17000 York Road
Monkton, Maryland 21111

Dear Mr Gray:

RE: Case Number: 06-384-A, 20074 Middletown Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 7, 2006.

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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Gunpowder Baptist Church, Inc Paul W Botzler, Trustee 20074 Middletown Road
Freeland 21053
Paul W Botzler, P.E. P.O. Box 261 Monkton 21111

Visit the County's Website at www.baltimorecountyonline.info



Jm
4/10

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: March 20, 2006

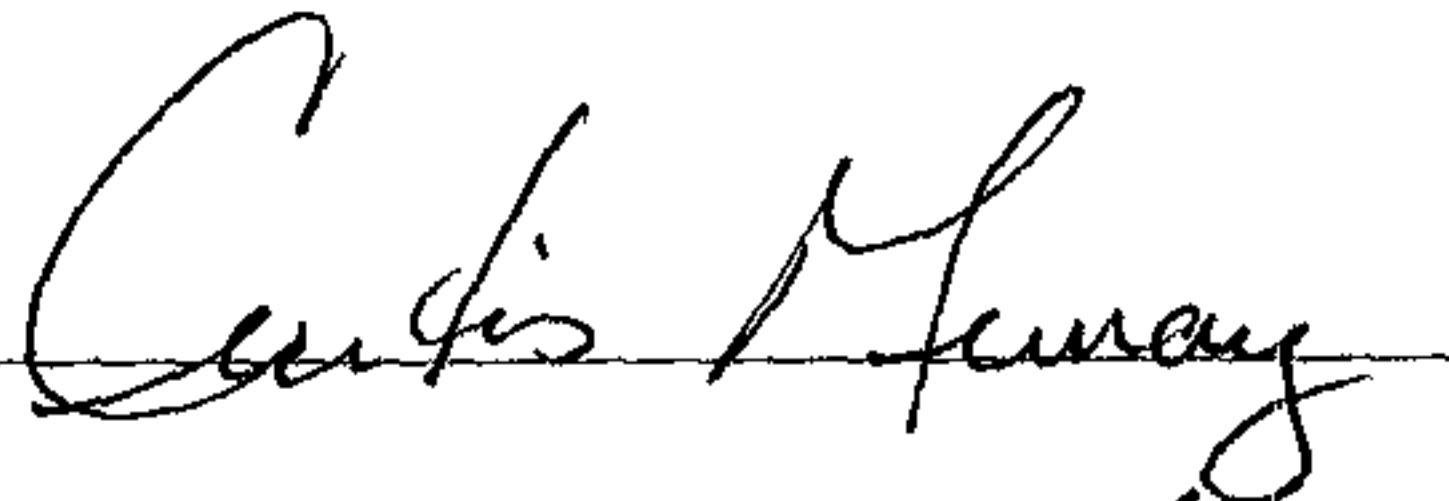
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 6-384- Variance**

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 Bill Hughey in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



CM/LL

Robert L. Ehrlich, Jr., Governor
Michael S. Steele, Lt. Governor



Robert L. Flanagan, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: 2.17.06

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

RE: Baltimore County
Item No. 384 JLL

Dear Ms. Matthews:

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,

Steven D. Foster, Chief
Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits & Development
Management

DATE: February 27, 2006

FROM: ^{DAK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for February 27, 2006
Item Nos. 375, 376, 377, 378, 379, 380,
381, 382, 384, 385, and 386

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

DAK:CEN:clw

cc: File

ZAC-NO COMMENTS-02272006.doc



Baltimore County
Fire Department

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

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

February 24, 2006

ATTENTION: Zoning Review planners

Distribution Meeting of: February 20, 2006

Item No.: Item Numbers 375 through 386

(384)

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

6. The Fire Marshal's Office has no comments at this time.

LT. Roland P. Bosley Jr.
Fire Marshal's Office
PHONE 887-4881
MS-1102F

cc: File



RE: PETITION FOR VARIANCE * BEFORE THE
20074 Middletown Road; E/S Middletown *
Road, 365' S of Freeland Road * ZONING COMMISSIONER
6th Election & 3rd Councilmanic Districts *
Legal Owner(s): Gunpowder Baptist Church * FOR
Petitioner(s) * BALTIMORE COUNTY
* 06-384-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 and all documentation filed in the case.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County
Carole S. Demilio
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 27th day of February, 2006, a copy of the foregoing Entry of Appearance was mailed to, Paul Botzler, P.E., P.O. Box 261, Monkton, MD 21111 and to Jeffrey Gray, Esquire, 17000 York Road, Monkton, MD 21111, Attorney for Petitioner(s).

RECEIVED

FEB 27 2006

Per. [Signature]

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Freeland Community Association

P.O. Box 52, Freeland MD 21053

William J. Wiseman, III
Baltimore County Zoning Commissioner

Case number: 6-384-A
Gunpowder Baptist Church Sign

22 March 2006

Mr. Wiseman

I apologize for the late request for consideration on case number 6-384-A, a variance request for an oversized sign. The Freeland Community Association is opposed to the Gunpowder Baptist Church's sign as proposed and shown in plans provided to the association. A poll was conducted of the residents of the Freeland Community concerning this variance request the result of which is that the community opposes a variance for sign of this size at this location. A vote was taken by the Officers and Board members of the Freeland Community Association to formally convey the community's opposition to the granting of a variance allowing a sign of this size.

The community's opposition is premised on that a sign of the proposed sized is out of character for the rural area, and would further the urbanization of the rural nature of the area. This is further affirmed by the fact that Middletown Road has been designated as a Scenic Byway by Baltimore County, which should preclude the construction of a sign this size.

Thank you for your consideration.

Sincerely

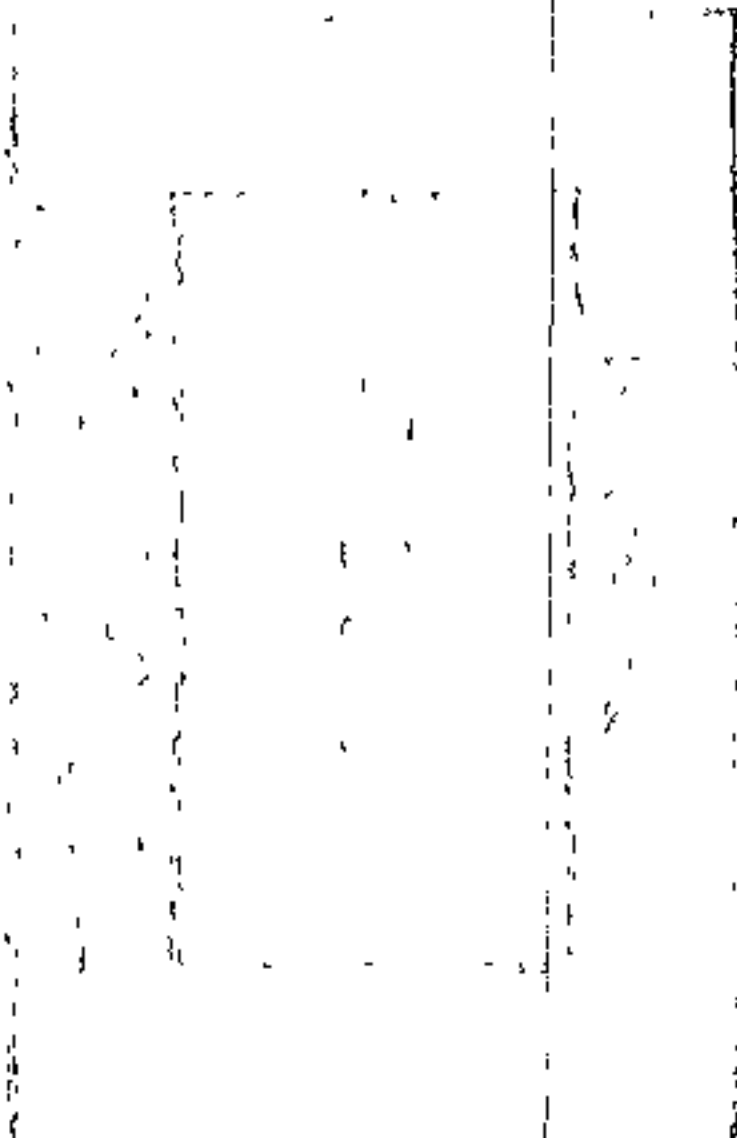


Frank L Purdum Jr.
President Freeland Community Association
1503 Walker Rd.
Freeland, MD 21053

Email: fpurdum@qis.net
Cell phone: 410-218-9180



Handwritten signature



Return Service Requested

Jeffrey H. Gray
17000 York Road
Monkton, Maryland 21111

P.O. Box 551

Re-Sent

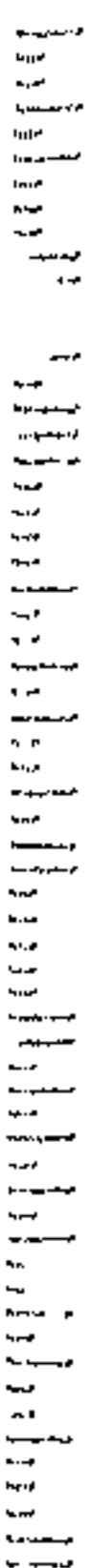
3/26/96

RETURN TO SENDER
NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

NO: 21200451599

*0592-06022-21-22

21200451599



CASE NAME _____
CASE NUMBER _____
DATE _____

E-MAIL

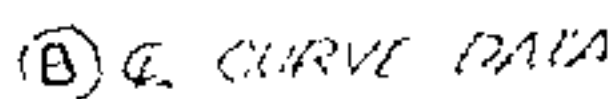
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DATE _____

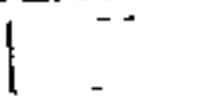
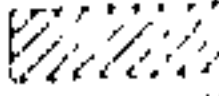
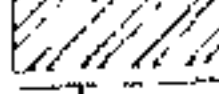
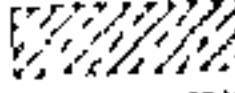
E-MAIL

Shrayattorneys@
in/a
fpindum@GIS.NET

1. 凡在本行存款，利息按季结息，到期还本付息。

[illegible]

$R = 1599.25'$
 $\Delta = 8^\circ 23' 30''$
 $l = 117.32'$
 $l = 234.25'$

BALTIMORE COUNTY		DEPARTMENT OF PUBLIC WORKS		BUREAU OF LAND ACQUISITION	
SCALE: 1" = 100' SHEET 2 OF 2		PLAT TO ACCOMPANY ACQUISITION OF		DISTRICT NO. 6	
CONSULTING ENGINEER OR SURVEYOR DATE _____ REG. NO. _____		HIGHWAY WIDENING		POSITION SHEET NO.	
APPROVED _____ DATE _____ ROADS ENGINEER		 AREA TO BE ACQUIRED  SLOPE AREA  TEMPORARY CONSTRUCTION AREA  EXISTING COUNTY R. W.  AREA TO BE RELEASED		CONSTRUCTION PLAN NO. 74-0163	
BUREAU OF LAND ACQUISITION		ACQUIRED FROM		FEDERAL PROJECT NO.	
APPROVED _____ DATE 9-18-1974 CHIEF		RECORDED		MARYLAND PROJECT NO.	
DIVISION OF DRAFTING		Rec'd for record APR. 3 1975 at		B. C. JOB ORDER NO.	
APPROVED _____ DATE 9-18-74 SUPERVISOR		Per-Elmer H. Kahline, Jr., Clerk		5-2-575	
DRAWN L. DUDER		Mail to _____		RW 74-072-2	
CHECKED _____ AGENTS, GCHS		Receipt No. _____			

	FREE LAND	NW
	1" = 200'	35-F (011A1)

MIDDLETOWN
BL-CR

FREE LAND RD.
(RELOCATED)

R.C. 2

R.C. 5

STA R-6A

N138,000

#20074

RD.

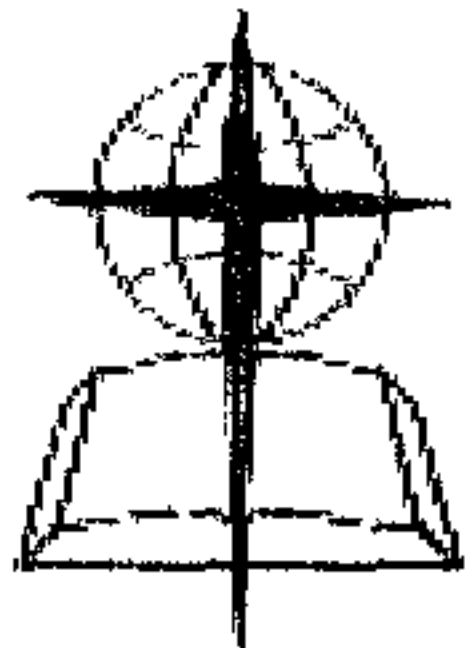
Point of Beginning

#384

SUBJECT PARCEL

R.C. 2

N137,000



Official Sign Company for
SOUTHERN BAPTIST
CONVENTION

SUN SCH 9:45AM	WORSHIP 11AM & 7PM	WED. 7:00PM	JACK NEWTON PASTOR
LIFETIME WARRANTY			
VANDAL RESISTANT			
QUALITY SINCE 1968			
JACK NEWTON, Pastor			

5 LINES OF 6"



6 MAN

Gunpowder  BAPTIST CHURCH	SUNDAY SCHOOL 9:45AM	WORSHIP 11AM & 7PM	WED. 7:00PM
	LIFETIME WARRANTY		
	JACK NEWTON, Pastor		

4'
5'8"
1'8"

ADVOCATE 412
CABINET SIZE: 4'x12'
4 LINES OF 8"

Del #3

stewartsigns
1-800-237-3928

SK.#535437 CUST.#1452572
1/2"-1" 04.05.06 H/HOWARD PROPOSAL

ORIGINAL DESIGN DO NOT DUPLICATE

THIS IS THE ORIGINAL DESIGN. IT IS NOT TO BE REPRODUCED OR COPIED. THE DESIGN IS THE PROPERTY OF STEWART SIGNS. IT IS NOT TO BE REPRODUCED OR COPIED. THE DESIGN IS THE PROPERTY OF STEWART SIGNS. IT IS NOT TO BE REPRODUCED OR COPIED.

APPROVED AS SHOWN

X

1001

1

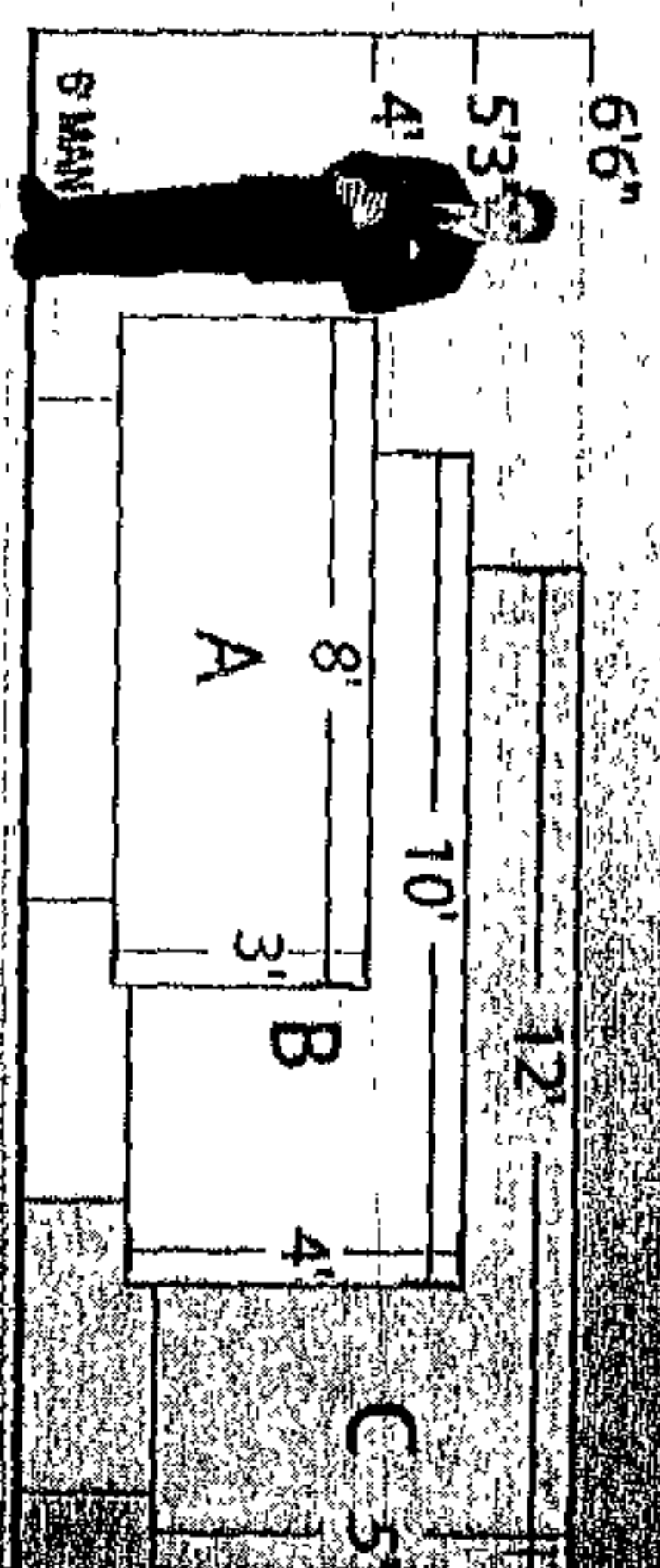
REPRODUCTION WITH CHANGES

X

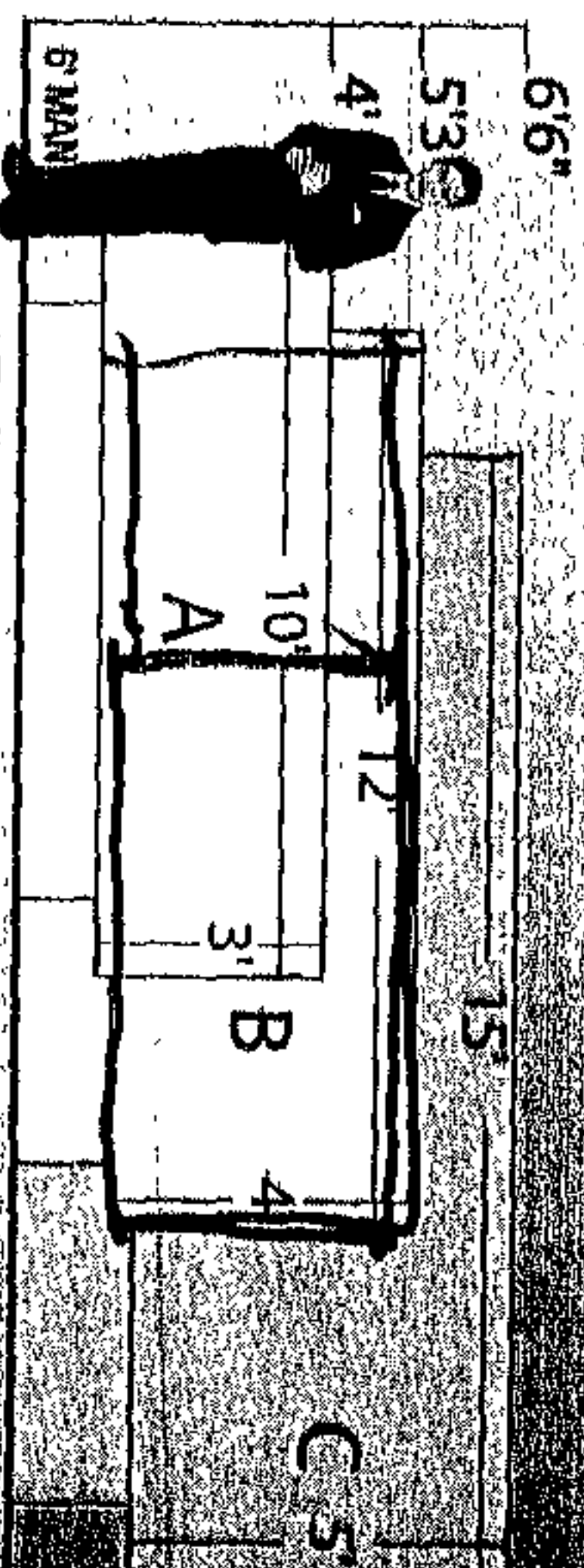
1001

2

LOW PROFILE MODELS



Any leg height available on all models

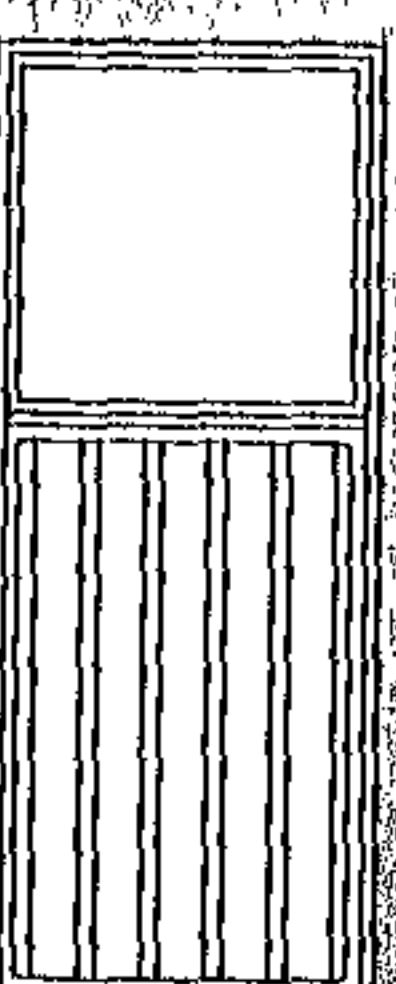


Any leg height available on all models

Changeable copy configuration options

Character Size & Traffic Speed	Sign A	Sign B	Sign C
4" - Up to 30mph	5 lines		
6" - Up to 45mph		5 lines	
8" - Up to 55mph		4 lines	5 lines
10" - Up to 70mph			4 lines

Face Option



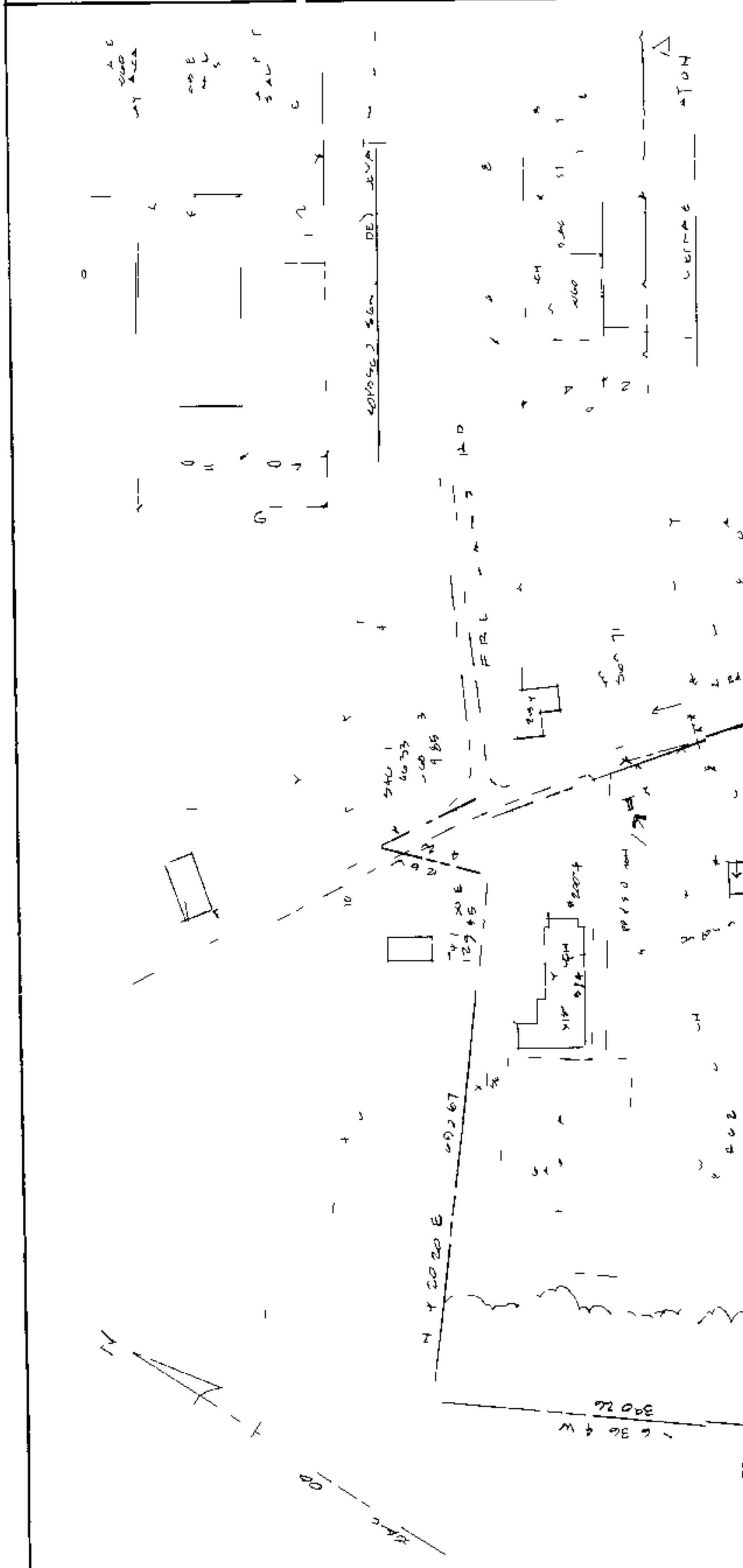
Advocate

REDEEMER CHURCH
IF YOU WANT TO BEAR GOOD FRUIT, BE A GOOD TREE.
WWW.REDEEMER-CHURCH.ORG

Church of God of Prophecy
ED - PHOT. YOU HAVE BETTER CHANGE SEAS D. HANK HIGGS, Pastor



TANITTECH SERVICES INC.
D MO O M
2000 10 10

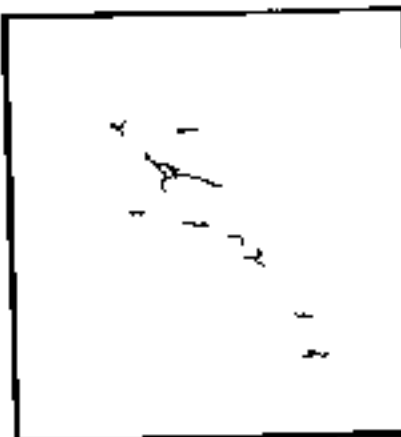


FAMTECH OWN ON M C
SERVICES INC

PUT TO ACCOMPLISH FOR ZONING VARIANCE

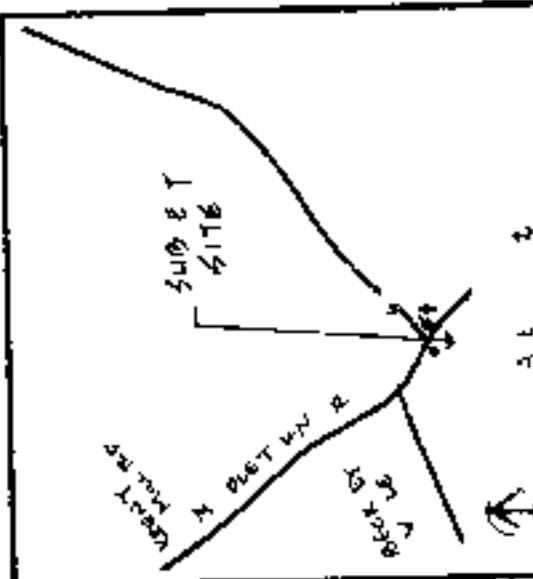
(1) POWDER 3075 - 2000
200 & MIDLE TOWN ROAD
FREE-PIED RD 2055

4772 25 77



Date	Revision
1/24	0
4/4	0

Sheet 1 the
PLAT TO ACCOMPANY
PETITION FOR
SENTENCE
VARIANCE

[illegible]