

IN THE MATTER OF
THE APPLICATION OF
VALLEY BAPTIST CHURCH, INC.
FOR VARIANCE ON PROPERTY LOCATED
ON THE E/S YORK RD, 500' N OF GREENRIDGE
ROAD (1401 YORK ROAD)

9TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT

* BEFORE THE
* BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* CASE NO. 08-261-A

* * * * *

OPINION

This matter comes before the Baltimore County Board of Appeals on an appeal filed by the Office of People's Counsel for Baltimore County from the decision of the Deputy Zoning Commissioner dated February 19, 2008 in which sign variances were granted to the Petitioner. The case was heard de novo. Petitioner was represented by Arthur W. Trump, Esquire. The Office of People's Counsel was represented by Carole S. Demilio, Deputy People's Counsel. Petitioner originally requested permission for two signs, one directory and one smaller, directional sign. That request was for a changeable copy sign, 14 feet high in lieu of the maximum of 6 feet, and a sign area of 50 sq. ft. in lieu of 25 sq. ft.

Petitioner came to the Board with an amended site plan showing a revision of the size of the signs requested. This amended request was for a changeable copy sign 12 feet high and a sign area of 41 sq. ft. A smaller directional sign was proposed as 10 feet square in area in lieu of 6 feet called for in the regulations. The revised proposal came as a result of ongoing negotiations between the Petitioner, the Office of People's Counsel, and the Dulaney Valley Improvement Association.

Petitioner presented Douglas Kennedy, a licensed Professional Engineer of 31 years, who was presented and accepted as an expert in engineering and land use, as well as the *Baltimore County Zoning Regulations* (BCZR). He testified that the Petitioner had operated a church at the subject location since the mid-1950s and that he had been requested to prepare the original as

well as the revised site plan. He described the site as located on York Road, south of Seminary Avenue, comprising approximately 2.49 acres, split-zoned D.R. 16 and B.L. The property is improved by two church buildings and a two-story schoolhouse.

He explained that, since the construction of the church, York Road had experienced a tremendous growth in commercial, retail, and office development, including the construction of the Galleria shopping center and other commercial enterprises on both sides of the site, complete with their own signs on York Road. The church found itself, due to its earlier construction, considerably set back from York Road in relation to its neighbors, and, as a result, its visibility from York Road was, and is, considerably and irrevocably impaired. He suggested, therefore, that the location of the neighboring uses and signs rendered the position of the church property as unique. Further, he offered that, without relief in the form of a sign variance, the view to the church would be severely obstructed, to the detriment of the public as well as the church's congregation. He presented photographic exhibits that clearly illustrated Petitioner's ongoing dilemma. He assured the Board that all temporary signs would be removed and that the only signage would be the two requested by Petitioner.

Larry Townsend, of the Dulaney Valley Improvement Association, voiced no opposition on the part of the surrounding community to the revised proposal, and, as noted, People's Counsel likewise raised no objection to the revised request.

The law pertaining to this request is well settled. *Cromwell v. Ward*, 102 Md.App. 691, 651 A.2d 424 (1995), is the seminal case on the subject. It states, in part:

...The Baltimore County ordinance requires "conditions ...peculiar to the land...and...practical difficulty...." Both must exist. ...However, as is clear from the language of the Baltimore County ordinance, the initial factor that must be established before the practical difficulties, if any, are addressed, is the abnormal impact the ordinance has on a specific piece of property because of the peculiarity and uniqueness of that piece of property, not the uniqueness or peculiarity of the practical difficulties alleged to exist. It is only when the uniqueness is first established that we then concern ourselves with the practical difficulties...." *Id.* at 698.

The Court went on to state its interpretation of the "uniqueness" factor by stating:

In the zoning context the "unique" aspect of a variance requirement does not refer to the extent of improvements upon the property, or upon neighboring property. "Uniqueness" of a property for zoning purposes requires that the subject property has an inherent characteristic not shared by other properties in the area, i.e., its 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 other similar restrictions.... Id. at 710. [Emphasis added.]

As to the practical difficulty aspect, because a variance from sign regulations is deemed to be an "area" variance, the impact of which is viewed as being much less drastic than that of a "use" variance, the petitioning party needs only to show practical difficulty, the lesser standard of proof, to be entitled to relief. *McLean v. Soley*, 270 Md. 208, 213-14, 310 A.2d 783 (1973). Additionally, in *Anderson v. the Board of Appeals*, 22 Md.App. 28, 39, 322 A.2d 220 (1994), the Maryland Court of Appeals established a criteria for determining what constitutes "practical difficulty":

- 1) Whether compliance with the strict letter of the restrictions governing various variances would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome.
- 2) Whether a grant of the variance applied for would do substantial justice to the applicant as well as to other property owners in the district, or whether a lesser relaxation than that applied for would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners.
- 3) Whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured. 270 Md. 208, 214-215, 310 A.2d 783

The Board in assessing Petitioner's request is convinced that such request is necessary and proper to afford the public and the church's congregation site visibility and identification to reasonably find and patronize the church. The height and size of the proposed signs are simply not for the convenience of the Petitioner. The Board concludes that the signage is needed, as the church is otherwise not easily visible as presently configured with the neighboring uses and

signage. The photographs and testimony presented at the hearing clearly demonstrate to the Board that the excessive setback of the church, coupled with the development and signage on York Road at the site, do result in a unique situation and that strict compliance with the existing zoning ordinance does constitute a practical difficulty for the Petitioner. Further, we find that the relief requested in the revised plat would do substantial justice to the Petitioner, would be the minimum necessary under the circumstances to afford him appropriate relief, and would neither adversely affect neighboring uses nor endanger public safety or welfare. For these above-noted reasons, the variance relief requested by the Petitioner is unanimously granted.

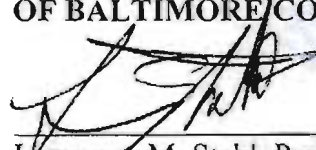
ORDER

THEREFORE, IT IS, this 20th day of November, 2008 by the
County Board of Appeals of Baltimore County

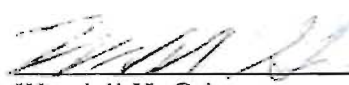
ORDERED that the request for a Variance from the *Baltimore County Zoning Regulations* (BCZR) for a changeable copy sign 12 feet high and a sign area of 41 sq. ft. and a smaller directional sign 10 feet square in area in lieu of 6 feet called for in the regulations be and is hereby **GRANTED**.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the *Maryland Rules*.

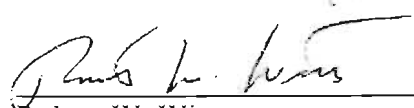
**COUNTY BOARD OF APPEALS
OF BALTIMORE/COUNTY**



Lawrence M. Stahl, Panel Chairman



Wendell H. Grier



Robert W. Witt

IN RE: **PETITION FOR VARIANCE**

E/S York Road, 500' N of
Greenridge Road
(1401 York Road)
9th Election District
3rd Council District

Valley Baptist Church, Inc.
Petitioner

*

*

*

*

*

BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

Case No. 08-261-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, Valley Baptist Church, Inc., through Hersch Wellman, agent, and their attorney, Arthur W. Trump, Esquire. The Petitioner requests relief from Section 450.4.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a new changeable copy sign with a height of 12 feet in lieu of the maximum allowed 6 feet and a sign area of 50 square feet in lieu of the maximum allowed 25 square feet.¹ The subject property and requested relief are more particularly described on the amended 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 Hersch Wellman, of Hersch Wellman and Associates, serving as the owner's agent and the professional designer of the subject sign's architectural details; Douglas L. Kennedy, P.E., a professional engineer with KCW Engineering Technologies, Inc., the consultants who prepared the site plan for this property, and Arthur W. Trump, Esquire, a member of the Valley Baptist Church, as well as its legal counsel. Appearing as the President of the Dulaney Valley Improvement Association, Inc. was Larry Townsend, who participated at the hearing and had worked with the church's representatives in reaching a mutual understanding (Citizen's Exhibit 1). There were no Protestants or other interested persons present.

¹ The Petition as filed requested a sign height of 14 feet with an attendant 7 foot, 6 inches of open space beneath the changeable message. As a result of negotiations with the Dulaney Valley Improvement Association, Inc., the site plan, sign detail and petition were amended to illustrate a maximum height of 12 feet with 6 feet, 6 inches of open space below the 50 square feet of sign area (30 square feet of which will be a fixed sign face – 20 square feet changeable copy).

RECEIVED FOR FILING
Date 2-19-08
By [signature]

Testimony and evidence offered revealed that the subject property is a roughly square shaped parcel located on the east side of York Road, just south of Seminary Avenue in Lutherville. The property contains a gross area of 2.49 acres, more or less, split-zoned D.R.16 and B.L., and is improved with two church buildings, and a two-story schoolhouse. The property is the site of the Valley Baptist Church, Inc., which apparently has existed at this location since the early 1950's. Other improvements on the property include a macadam parking area and existing driveway with ingress and egress to York Road (MD Route 45). Although it has existed at this location for many years, it is worthy to note that there has never been any other zoning cases or violations involving either the church uses or subject property.

The matter under consideration pertains to the petition for a proposed new identification sign, which will replace an existing sign located adjacent to York Road. Testimony indicated that the existing sign erected in 1992 in Memorial of Mr. Trump's mother has to now be removed due to the State Highway Administration's widening improvements in the area of MD Route 45. See Petitioner's Exhibit 2 identified as State Highway Plat No. 56602 detailing road widening in front of the church and the taking of a 250-foot strip of land (1,188 square feet). The existing sign located within this widening strip is 9 feet high, 14 feet wide, with a 50 square foot, 5' x 10' sign face (total sign structure: 133 square feet). The proposed sign, while 3 feet higher, is actually smaller in appearance and will be 10 feet wide. The proposed sign area will contain the name of the church and its seal, and feature a non-animated changeable copy area to advertise events and services, including special religious occasions, flea markets, etc. The proposed sign will also be internally lit.

As noted above, no one appeared in opposition to the request and there were no adverse Zoning Advisory Committee (ZAC) comments received from any of the County or State reviewing agencies, and the Dulaney Valley Improvement Association, Inc. supports the proposal. In this regard, the State Highway Administration (SHA) has confirmed its agreement with the new sign's location as shown on Petitioner's Exhibit 1. Mr. Wellman emphasized that the proposed sign will actually appear smaller than the existing sign and has been designed so as

ORDER RECEIVED FOR FILING
Date 2-19-08
By [Signature]

to be tasteful and attractive to the neighborhood. A drawing of the proposed sign appears on the site plan and a more detailed schematic was presented at the hearing.

Based upon the testimony and evidence presented, I am persuaded by Messrs. Wellman, Kennedy and Townsend that relief should be granted. I also find that the Petitioner has met the requirements of Section 307 of the B.C.Z.R. for relief to be granted. I concur that the proposed sign will be in character with the neighborhood and the church. In fact, it appears that the church has taken great care to design a sign that is aesthetically pleasing and compatible with the surrounding locale. Moreover, the fact that the proposed sign is "about the same size" as the one that has existed at this location for many years is a compelling factor. Certainly, there is a need for the church to have visibility along this busy York Road corridor to avoid potential confusion.

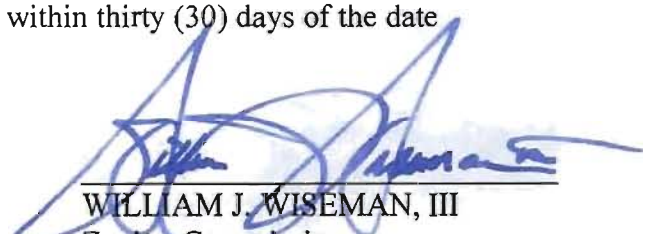
Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 19th day of February, 2008 that the Petition for Variance seeking relief from Section 450.4.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a new changeable copy sign with a height of 12 feet in lieu of the maximum allowed 6 feet and a sign area of 50 square feet in lieu of the maximum allowed 25 square feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction

- 1) The Petitioner may apply for its sign permit and be granted same upon receipt of this Order; however, the church is hereby made aware that proceeding at this time is at its 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.

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

WJW:dlw


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County



Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 1401 York Road
which is presently zoned DR16

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. No. 1(a); BCZR; TO PERMIT

A CHANGEABLE COPY SIGN WITH AN AREA OF 50 SQ. FT. IN LIEU OF THE PERMITTED 25 SQ. FT. WITH A HEIGHT OF 14 FT. IN LIEU OF THE PERMITTED 6 FT.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) Replacing EXISTING sign with NEW sign of SAME square foot area.
EXISTING SIGN TO BE REMOVED by State Hwy. for road widening "York Road" project 2007-2008.
EXISTING SIGN is 50 sq. ft. NEW SIGN 50 sq. ft. - NEW RULE says Churches sign are 25 sq. ft.
NEEDED FOR VISIBILITY AND SAFETY

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:

Arthur W. Trump

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Valley Baptist Church INC.

Name - Type or Print

Signature

HERSCH WELLMAN Agent

Name - Type or Print

Signature

1401 York Road 410 321 6257

Address

Telephone No.

Luterville MD 21093

City

State

Zip Code

Representative to be Contacted:

Hersch Wellman

Name

3 Quaker Ct. 410 771-4206

Address

Telephone No.

SPARKS MD 21152-9611

City

State

Zip Code

OFFICE USE ONLY

Case No. 08-261-17

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____



CASE # 08-261-A

KCW Engineering Technologies, Inc.
810 Landmark Drive, Suite 215 • Glen Burnie, MD 21061
Phone: 410.768.7700 • **Fax:** 410.768.0200
www.kcw-et.com

ZONING DESCRIPTION

PROPERTY of VALLEY BAPTIST CHURCH 1401 YORK ROAD

Beginning at a point on the east side of York Road, variable width right-of-way, at the distance of 530 feet south of the centerline of York Road and Seminary Avenue, thence the following courses and distances:

- | | | |
|----|---------------|------------|
| 1. | N 68°08'00" E | 355.49 ft. |
| 2. | S 21°48'10" E | 285.61 ft. |
| 3. | S 68°57'00" W | 38.35 ft. |
| 4. | N 21°08'30" W | 18.56 ft. |
| 5. | S 68°01'10" W | 324.84 ft. |
| 6. | N 21°25'11" W | 230.47 ft. |
| 7. | N 12°36'28" E | 37.17 ft. |

Being part of the property as recorded in Deed GLB Liber 2596, folio 506.
Containing 2.2 acres of land, more or less. Also known as 1401 York Road and located in the 9th Election District of Baltimore County, MD.

A circular professional seal for Douglas L. Kennedy, P.E., a Professional Engineer in the State of Maryland. The seal includes the text 'DOUGLAS L. KENNEDY', 'P.E.', and 'STATE OF MARYLAND'. A handwritten date '12-7-2007' is stamped across the seal. Below the seal is a handwritten signature of Douglas L. Kennedy.

William K. Woody, L.S.
President and CEO

J. Peter McDonnell
Executive Vice President

Kimberly M. Groves, P.E.
Vice President, Engineering

Reginald C. Roberts
Associate, Dry Utilities Specialist

Douglas L. Kennedy, P.E.
Senior Vice President

Melissa M. Walker
Vice President, CFO

Kevin C. Anderson, Jr., P.E.
*Vice President, Director of
Land Development*

Michael D. Trent
Associate, Chief of Surveys

**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: #08-261-A

1401 York Road
E/side of York Road, 500 feet +/-
north of Greenridge Road
9th Election District
3rd Councilmanic District
Legal Owner(s): Valley Baptist Church, Inc.

Variance: to permit a changeable copy sign with an area of 50 square feet in lieu of the permitted 25 square feet, with a height of 14 feet in lieu of the permitted 6 feet.

Hearing: Wednesday,
February 6, 2008 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) 887-3868.

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

JT/1/795 Jan. 22 161331

CERTIFICATE OF PUBLICATION

1/24/2008

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 1/22/2008.

- ☒ 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 AND FINANCE
MISCELLANEOUS RECEIPT

No. 08744

PAID RECEIPT

Date: 12-10-07

BUSINESS ACTUAL TIME DM

12/1/2007 12/10/2007 09:31:51 L

REC WOL WALKIN JRIC JNR

>>RECEIPT W 357235 12/10/2007 OFLH

Dept 5 528 ZONING VERIFICATION

008744

Recpt Tot \$325.00

\$325.00 CH \$1.00 CA

Baltimore County, Maryland

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			6150				325.-

Total: 325.-

Rec From: Valley Baptist Church, Inc.

For: OP-261-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

ZONING NOTICE

CASE # 08-261-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

ROOM 407, COUNTY COURTS BUILDING
401 BOSLEY AVENUE
TOWSON, MD 21204

PLACE:

WEDNESDAY, FEBRUARY 6, 2008
AT 11:00 A.M.

DATE AND TIME:

REQUEST: VARIANCE TO PERMIT A

CHANGEABLE COPY SIGN WITH AN AREA OF

50 SQUARE FEET IN LIEU OF THE PERMITTED

25 SQUARE FEET WITH A HEIGHT OF 14 FEET

IN LIEU OF THE PERMITTED 6 FEET.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL: 867-1381.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING. UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE



Valley Baptist Church
410-321-6257

SUNDAYS
9:30 BIBLE FELLOWSHIP
10:45 BLENDED WORSHIP
CHILDREN'S "

ZONING NOTICE

YOU ARE NOTIFIED THAT THE ZONING BOARD HAS REVIEWED YOUR APPLICATION FOR A VARIANCE FROM THE ZONING ORDINANCE. THE BOARD HAS GRANTED YOUR APPLICATION FOR A VARIANCE FROM THE ZONING ORDINANCE. YOU ARE NOTIFIED THAT THE ZONING BOARD HAS REVIEWED YOUR APPLICATION FOR A VARIANCE FROM THE ZONING ORDINANCE. THE BOARD HAS GRANTED YOUR APPLICATION FOR A VARIANCE FROM THE ZONING ORDINANCE.

CERTIFICATE OF POSTING

REF Case No: 08-261-A

Petitioner/Developer: VALLEY BAPTIST CHURCH, INC.

Date of Hearing/Closing: 2-6-08

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

Attention: Christen Matthews

Ladies and Gentlemen: This letter is to certify under the penalties of perjury that the necessary signs

required by law were posted conspicuously on the property located at #1401 YORK ROAD
E. SIDE OF YORK ROAD, 500' E N. OF GREEN RIDGE ROAD

The sign(s) were posted on Jan. 21, 2008

(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

Requested: April 30, 2008

APPEAL SIGN POSTING REQUEST

CASE NO.: 08-261-A

1401 YORK ROAD

9TH ELECTION DISTRICT

APPEALED: 3/11/2008

ATTACHMENT – (Plan to accompany Petition – Petitioner's Exhibit No. 1)

*****COMPLETE AND RETURN BELOW INFORMATION*****

CERTIFICATE OF POSTING

TO: Baltimore County Board of Appeals
The Jefferson Building
105 W. Chesapeake Avenue, Suite 203
Towson, MD 21204

Attention: Kathleen Bianco
Administrator

CASE NO.: 08-261-A

LEGAL OWNER: VALLEY BAPTIST CHURCH, INC.

This is to certify that the necessary appeal sign was posted conspicuously on the property located at:

1401 YORK ROAD

E/s York Road, 500' N of Greenridge Road

The sign was posted on 5-9-08, 2008.

By: [Signature]
(Signature of Sign Poster)

JASON SEIDELMAN
(Print Name)

05/09/2008 02:58 pm

ZONING APPEAL

PUBLIC HEARING

CASE NUMBER:
08-261-A

FOR INFORMATION CALL
410-887-3180

DO NOT REMOVE
UNDER PENALTY OF LAW

BALTIMORE COUNTY BOARD OF APPEALS

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: 08-261-A

Petitioner: Valley Baptist Church, Inc. ATTN: Hersch Weillman, ^{AGENT}

Address or Location: 1401 York Rd. Lutherville Md. 21093

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: _____
_____ SALE _____

Telephone Number: 410-321-6257

Revised 7/11/05 - SCJ

TO: PATUXENT PUBLISHING COMPANY
Tuesday, January 22, 2008 Issue - Jeffersonian

Please forward billing to:

Hersch Wellman
Valley Baptist Church, Inc.
1401 York Road
Lutherville, MD 21093

410-321-6257

NOTICE OF ZONING HEARING

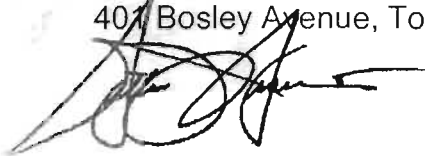
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 08-261-A

1401 York Road
E/side of York Road, 500 feet +/- north of Greenridge Road
9th Election District – 3rd Councilmanic District
Legal Owners: Valley Baptist Church, Inc.

Variance to permit a changeable copy sign with an area of 50 square feet in lieu of the permitted 25 square feet, with a height of 14 feet in lieu of the permitted 6 feet.

Hearing: Wednesday, February 6, 2008 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 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.



County Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180
FAX: 410-887-3182

**Hearing Room #2, The Jefferson Building
105 W. Cheapeake Avenue, Second Floor
(next to Suite 203)**

June 9, 2008

NOTICE OF ASSIGNMENT

CASE #: 08-261-A

IN THE MATTER OF: VALLEY BAPTIST CHURCH, INC. -
Legal Owner /Petitioner 1401 York Road
9th Election District; 3rd Councilmanic District

2/19/2008 – Z.C.'s decision in which requested variance relief was GRANTED.

ASSIGNED FOR: TUESDAY, AUGUST 12, 2008 at 10:00 a.m.

NOTICE: This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.

Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.

Kathleen C. Bianco
Administrator

c: Appellant : Office of People's Counsel
Counsel for Legal Owner /Petitioner : Arthur W. Trump, Esquire
Legal Owner /Petitioner : Hersch Wellman, Agent /Valley Baptist Church
Douglas L. Kennedy, P.E. /KCW Engineering Technologies, Inc.
Steven Foster /SHA
Larry Townsend, President
Dulaney Valley Improvement Assn., Inc.
William J. Wiseman III /Zoning Commissioner
Pat Keller, Planning Director
Timothy M. Kotroco, Director /PDM



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

January 30, 2008

Arthur W. Trump
8503 Hill Spring Drive
Lutherville, MD 21093

Dear Mr. Trump:

RE: Case Number: 08-261-A, 1401 York Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 10, 2007. This letter is not an approval, but only a **NOTIFICATION**.

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:amf

Enclosures

c: People's Counsel
Valley Baptist Church Inc. Hersch Wellman, Agent 1401 York Road Lutherville 21093
Hersch Williams 3 Quaker Court Sparks 21152-9611

Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor



Maryland Department of Transportation

John D. Porcari, Secretary
Neil J. Pedersen, Administrator

January 4, 2008

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

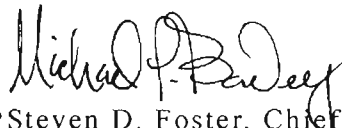
RE: Baltimore County
Item No. 8-261-A
MD 45 (York Road)
1401 N. York Road
Valley Baptist Church
Variance

Dear Ms. Matthews:

Thank you for the opportunity to review the ZAC Agenda Case Number 8-261-A for the above captioned, which was received on January 3, 2008. We have completed a review of the plot plan for Zoning Variance. The results of the review reveal that adequate access exists and a permit is not required by SHA for MD 45 (1401 York Road) Property. Therefore, this office has **no objection** to Falls Road United Methodist Church, Case No. 08-261-A approval. Please include our comments in staff report to the Zoning Hearing officer.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-5593 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us). Thank you for your attention.

Very truly yours,


For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

Cc: Mr. David Malkowski, District Engineer, SHA
Mr. Michael Pasquariello, Utility Engineer, SHA

Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor



John D. Porcari, Secretary
Neil J. Pedersen, Administrator

January 4, 2008

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

RE: Baltimore County
Item No. 8-261-A
MD 45 (York Road)
1401 N. York Road
Valley Baptist Church
Variance

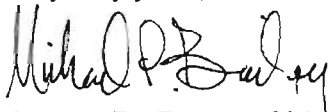
Dear Ms. Matthews:

This is offered in lieu of the February 4, 2008 letter (Foster to Matthews), which referred to the Falls Road United Methodist Church. We have been advised that Falls Road United Methodist Church is not associated with this ZAC Agenda Case. Please forward this letter to all interested parties.

Thank you for the opportunity to review the ZAC Agenda Case Number 8-261-A for the above captioned, which was received on January 3, 2008. We have completed a review of the plot plan for Zoning Variance. The results of the review reveal that adequate access exists and a permit is not required by SHA for MD 45 (1401 York Road) Property. Therefore, this office has no objection to Valley Baptist Church, Case No. 08-261-A approval. Please include our comments in staff report to the Zoning Hearing officer.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-5593 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (m Bailey@sha.state.md.us). Thank you for your attention.

Very truly yours,


for Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

Cc: Mr. David Malkowski, District Engineer, SHA
Mr. Michael Pasquariello, Utility Engineer, SHA

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street · Baltimore, Maryland 21202 · Phone: 410.545.0300 · www.marylandroads.com

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 18, 2008

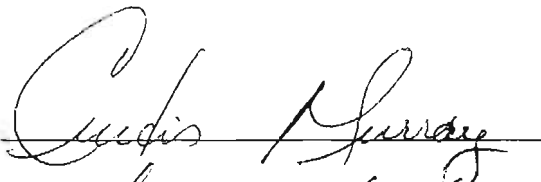
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-261- Variance**

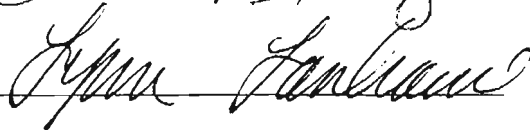
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Jessie Bialek in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



CM/LL

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 3, 2008

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For December 24, 2007
Item Nos. 08-257, 259, 260, 261, 262, 263,
265, 266, 267, 268, 269, 270, 271, 272, and 274

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- 01032008.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
, 2007
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

December 28, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: December 17, 2007

Item Number: 261, 262, 263, 264

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.

- . 3. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4880 (C) 443-829-2946
MS-1102F

cc: File

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



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on Recycled Paper



Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Jefferson Building
105 West Chesapeake Avenue, Room 204
Towson, Maryland 21204

410-887-2168
Fax: 410-823-4236

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

March 11, 2008

Hand-delivered

Timothy Kotroco, Director
Department of Permits and
Development Management
111 W. Chesapeake Avenue
Towson, MD 21204

Re: PETITION FOR VARIANCE
E/S York Road, 500' N of Greenridge Road
(1401 York Road)
9th Election District; 3rd Council District
Valley Baptist Church. - Petitioners
Case No.: 08-261-A

RECEIVED
MAR 11 2008
Per... *[Signature]*

Dear Mr. Kotroco:

Please enter an appeal by the People's Counsel for Baltimore County to the County Board of Appeals from the Findings of Fact and Conclusions of Law dated February 19, 2008 by the Baltimore County Zoning Commissioner.

Please forward copies of any papers pertinent to the appeal as necessary and appropriate.

Very truly yours,

Peter Max Zimmerman

Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Demilio

Carole S. Demilio
Deputy People's Counsel

PMZ/CSD/rmw

cc: Arthur Trump, Esquire, 8503 Spring Drive, Lutherville, MD 21093
Larry Townsend

RE: PETITION FOR VARIANCE * BEFORE THE
1401 York Road; E/S York Road, *
500' N of Greenridge Road * ZONING COMMISSIONER
9th Election & 3rd Councilmanic Districts *
Legal Owner(s): Valley Baptist Church Inc * FOR
Petitioner(s) * BALTIMORE COUNTY
* 08-261-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 2nd day of January, 2008, a copy of the foregoing Entry of Appearance was mailed to, Hersch Wellman, 3 Quaker Court, Sparks, MD 21152 & Arthur Trump, 8503 Hill Spring Drive, Lutherville, MD 21093, Attorney for Petitioner(s).

RECEIVED

JAN 02 2008

Per

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE #: 08-261-A

IN THE MATTER OF: VALLEY BAPTIST CHURCH, INC. -

Legal Owner /Petitioner 1401 York Road
9th Election District; 3rd Councilmanic District

VAR – To permit new changeable copy sign w/height of 12' ilo max. allowed 6' and a sign area of 50 sf ilo max allowed 25 sf (request amended after discussion with Dulaney Valley Imp Assn).

2/19/2008 – Z.C.'s decision in which requested variance relief was GRANTED.

6/09/08 – Notice of Assignment sent to following parties; hearing assigned for Tuesday, August 12, 2008 at 10 a.m.:

Office of People's Counsel
Arthur W. Trump, Esquire
Hersch Wellman, Agent /Valley Baptist Church
Douglas L. Kennedy, P.E. /KCW Engineering Technologies, Inc.
Steven Foster /SHA
Larry Townsend, President
Dulaney Valley Improvement Assn., Inc.
William J. Wiseman III /Zoning Commissioner
Pat Keller, Planning Director
Timothy M. Kotroco, Director /PDM

8/12/08 – Board convened for hearing (Stahl, Grier, Witt); proffer by parties; agreement reached as to concerns of PC on appeal; deliberated at conclusion of hearing; G –variance relief as amended per agreement; written opinion/order to be issued (2).

2/6
11 AM

From: Debra Wiley
To: Matthews, Kristen
Date: 02/07/08 10:33:35 AM
Subject: Re: 08-261-A - 11 AM Hearing Today

I will let Bill know. If it does come in, can you make sure Bill gets it right away - I know he's eager to receive it (just fax a copy).

Thanks for taking the time to look though; it is appreciated.

Debbie Wiley
Legal Administrative Secretary
Office of the Zoning Commissioner
401 Bosley Avenue, Room 405
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

>>> Kristen Matthews 02/07/08 10:29 AM >>>

Im sorry Im just getting back to you, but I havent received any updated or revised comments from SHA regarding this case.

>>> Debra Wiley 2/6/2008 12:35 PM >>>

Kristen,

Bill has advised that the lawyer for the above-referenced hearing has indicated that a REVISED comment from the State Highway Administration (SHA) should have been received (possibly faxed) for this case. Since it is not in the file, could you look to see if, in fact, anything has been received from SHA on your end.

Thanking you in advance and have a great day !!

Debbie Wiley
Legal Administrative Secretary
Office of the Zoning Commissioner
401 Bosley Avenue, Room 405
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

BOARD OF APPEALS OF BALTIMORE COUNTY
MINUTES OF DELIBERATION

IN THE MATTER OF: VALLEY BAPTIST CHURCH, INC. 08-261-A

DATE: August 12, 2008

BOARD/PANEL: Lawrence Stahl
Robert Witt
Wendell Grier

RECORDED BY: Sunny Cannington/Legal Secretary

PURPOSE: To deliberate an appeal of the following:

1. Petitioner seeks Variance to build a sign on the front of the property.
2. Is the property unique pursuant to the conditions set forth in Cromwell vs. Ward?
3. If the property is unique pursuant to the conditions set forth in Cromwell vs. Ward; will failure to grant the Variance present a practical difficulty or unusual hardship on the property owner?

PANEL MEMBERS DISCUSSED THE FOLLOWING:

STANDING

- The evidence submitted indicated that the property was unique pursuant to the conditions of Cromwell v. Ward due to the restructuring of the neighborhood. The County moved a couple roads around and caused an obstruction of the property.
- Failure to grant the Variance would result in a practical difficulty for the Church because the current obstructions make it difficult for perspective parishioners to locate the property.
- People's Counsel and Petitioners reached an agreement to reduce the Variance relief requested and an Amended Variance was submitted reducing the sign height.
- McClean v. Soley states that the least amount of relief should be granted when it is possible to do so. The Amended Variance strictly restricts the amount of relief to be granted and provides the least amount of relief allowable.

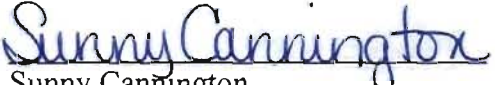
DECISION BY BOARD MEMBERS: The property fits both uniqueness and practical difficulty conditions of Cromwell vs. Ward, as well as the McClean v. Soley restrictions on least amount of relief.

FINAL DECISION: After thorough review of the facts, testimony, evidence, and law in this matter, the Board unanimously agreed to GRANT Petitioners' request for Variance. The Board notes that by granting this Variance it by no means sets a precedent. The Variance is being

granted because of the uniqueness of the property and practical difficulty that would result by failure to grant the Variance.

NOTE: These minutes, which will become part of the case file, are intended to indicate for the record that a public deliberation took place on the above date regarding this matter. The Board's final decision and the facts and findings thereto will be set out in the written Opinion and Order to be issued by the Board.

Respectfully Submitted,


Sunny Cannington

CASE NAME 080201
CASE NUMBER 08-261-A
DATE 6 Feb 2008

[illegible]

PLEASE PRINT CLEARLY

CASE NAME VALLEY BAPTIST CHURCH

CASE NUMBER B-261-A

DATE 2-6-2008

CITIZEN'S SIGN-IN SHEET

NAME

ADDRESS

CITY, STATE, ZIP

E-MAIL

LARRY TOWNSEND

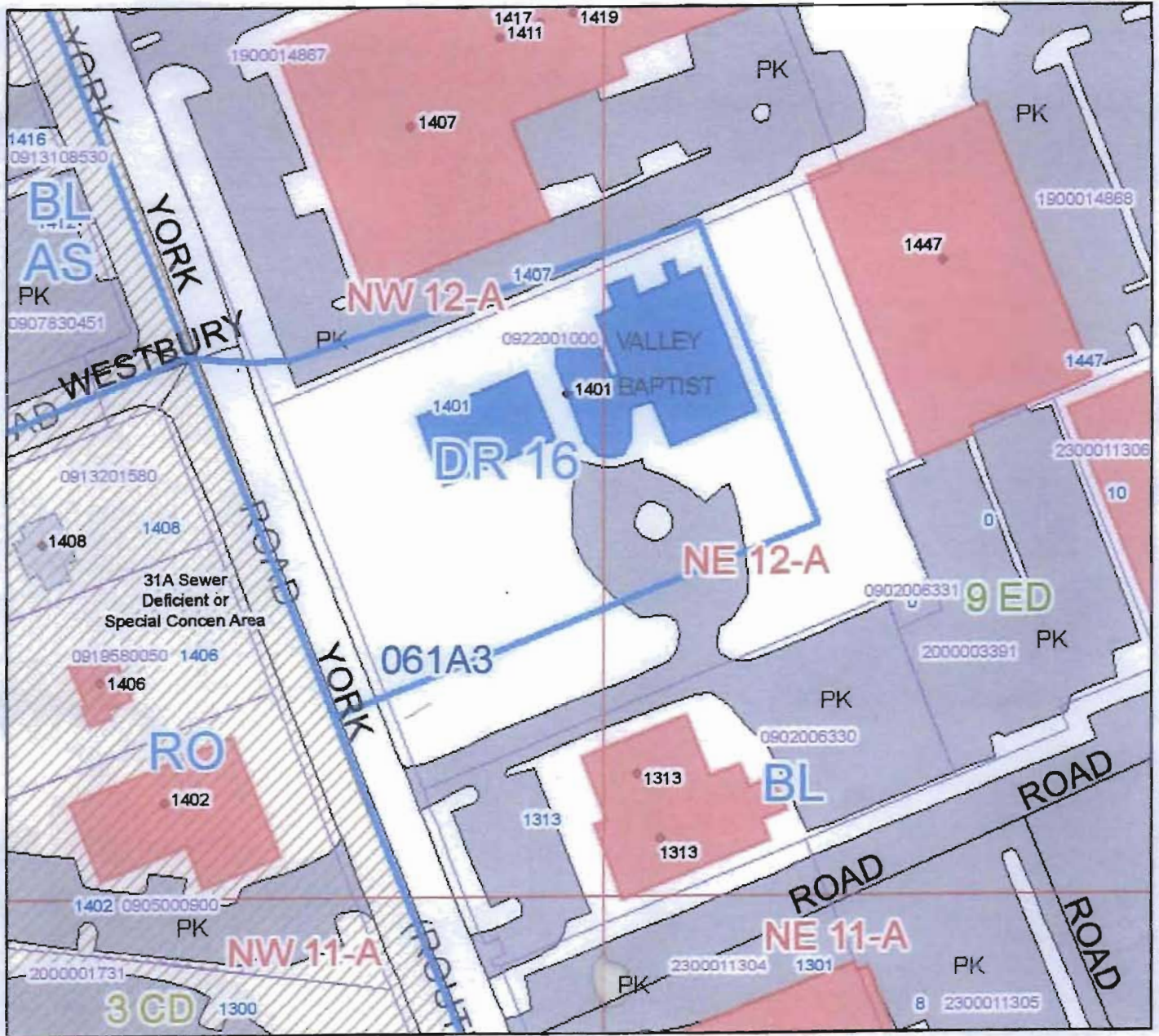
1111 LONGBROOK ROAD

LUTHERVILLE, MD 21093

LEETICBATT.NET

DUNNLEY VALLEY IMP. ASSOC. INC.

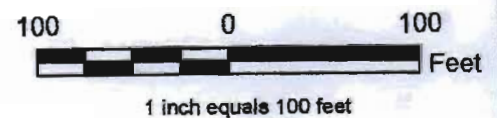
1401 York Rd



Publication Date: November 09, 2007
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



DQ Map Notes





Case No.: 08-261-A 1401 York Rd.

Exhibit Sheet

Petitioner/Developer

DULNEY VALLEY IMPROV. ASSOC. INC.
Protestant

No. 1	AMENDED SITE PLAN	Community Position
No. 2	State Hwy Plat for Rd Widening	
No. 3	3A - 3B -	
No. 4	Collectively Photo's	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Case No.: 08-261-A 1401 York Rd.

Exhibit Sheet

Petitioner/Developer

DULANEY VALLEY IMPROV. ASSOC. INC.
Protestant

No. 1	Amended Site Plan	Community Position
No. 2	State Hwy Plat for Rd Widening	
No. 3	3A - 3B -	
No. 4	Collectively Photo's	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Valley Baptist Church – Case 08-261-A – Hearing on 2/6/2008 at
11:00 – Room 407

- Current sign face is 50 square feet oriented horizontal; total sign structure is 133+ square feet also horizontal.
- Current sign is ground mounted – solid – brick structure.
- Must be removed due to State Highways York Road widening project.
- New sign face is about 50 square feet oriented horizontal with a changeable copy feature; total sign structure is 140 square feet but oriented vertical.
- New sign is mounted on an architectural structure – composition to be determined.
- “Area” of a sign is defined in the regulations as EXCLUDING the supporting structure. In this case, the “structure” is almost six (6) times the allowed size.
- New sign has a 7 foot 6 inch “walk-under”, described as a safety feature to protect anyone that might try to walk under it.
- New sign will comply with State Highways right-of-way requirements.
- Church has a letter from State Highways confirming the location.
- Property is zoned “DR16” – reason and date unknown – not noted on the engineering drawing. Although a church is allowed in a DR16 zone, there is nothing in the regulations that stipulate how large a sign is allowed for a church that is in a “DR” zone. Must go by “institutional structure” guidelines.
- Part of property is also zoned “BL” – on the south side. A second identification sign is located on that portion of the property that is 18+ square feet mounted on a short pole. The sign identifies the entrance to the church school.

CITIZENS
PROTESTANT S

EXHIBIT NO. 1

- Only one sign is permitted per frontage but the second sign has been there for many years and is not a part of this variance request.
- Community association board met and at the time of the meeting had little information to go on but did vote to pursue an attempt to negotiate a smaller sign – actually, a smaller overall structure.
- Community is not contesting the 50 square foot sign face size as the existing sign is about that size.
- Community is concerned about the changeable copy feature but has been assured that this sign will not be an animated sign but will simply permit changing the copy without going outside to the sign. We would like to have the order read that the church will not install an animated sign.
- Community would like to see a smaller overall sign profile. Church has offered to lower the height to 12 feet. As that is more in line with the current sign height, we would appreciate any reduction that could be accommodated in the design of the final sign.
- Suggestion – lower the sign even more and provide plantings in the open portion on the under part of the sign – for safety.
- We understand the concern for visibility needed along the busy York Road corridor for the sign but offer that there is enough “confusion” already.
- Other signs in the area are contributing to the visibility situation and probably should be reviewed for code compliance – but that is not a part of the current variance request,
- A shorter profile, a smaller overall profile and a non-animated changeable copy sign would go a long way towards community goals.
- Church has been very cooperative during the discussions and we appreciate that very much.

- In summary – we concur with the request that a variance be granted for a non-animated changeable copy sign not to exceed fifty (50) square feet as defined in the Baltimore County Zoning Regulations under “Area” in section 450.3. Further, we concur with the request that a variance be granted allowing for a height of not exceeding twelve (12) feet. The exact dimensions and location of the sign and the architectural characteristics to be finally determined through continuing amicable negotiations with Valley Baptist Church.

PETITIONER'S EXHIBITS

1. PHOTO OF EXISTING SIGN.
2. RENDERING OF EXISTING SIGN.
3. PHOTO OF DIRECTIONAL SIGN AND EXISTING SIGN.
4. SITE PLAN TO ACCOMPANY PETITION.
5. PHOTOS OF EXISTING SIGNS IN AREA.
6. DRAWING OF PROPOSED SIGN.
7. DRAWING OF DIRECTIONAL SIGN.

1-27-2008

D.L.K.

LOOKING NORTH ON YORK ROAD.

EXISTING SIGN #1
TO BE REMOVED
AND REPLACED WITH
PROPOSED SIGN.

EXISTING SIGN #2
TO REMAIN AT
ENTRANCE.



PETITIONER'S

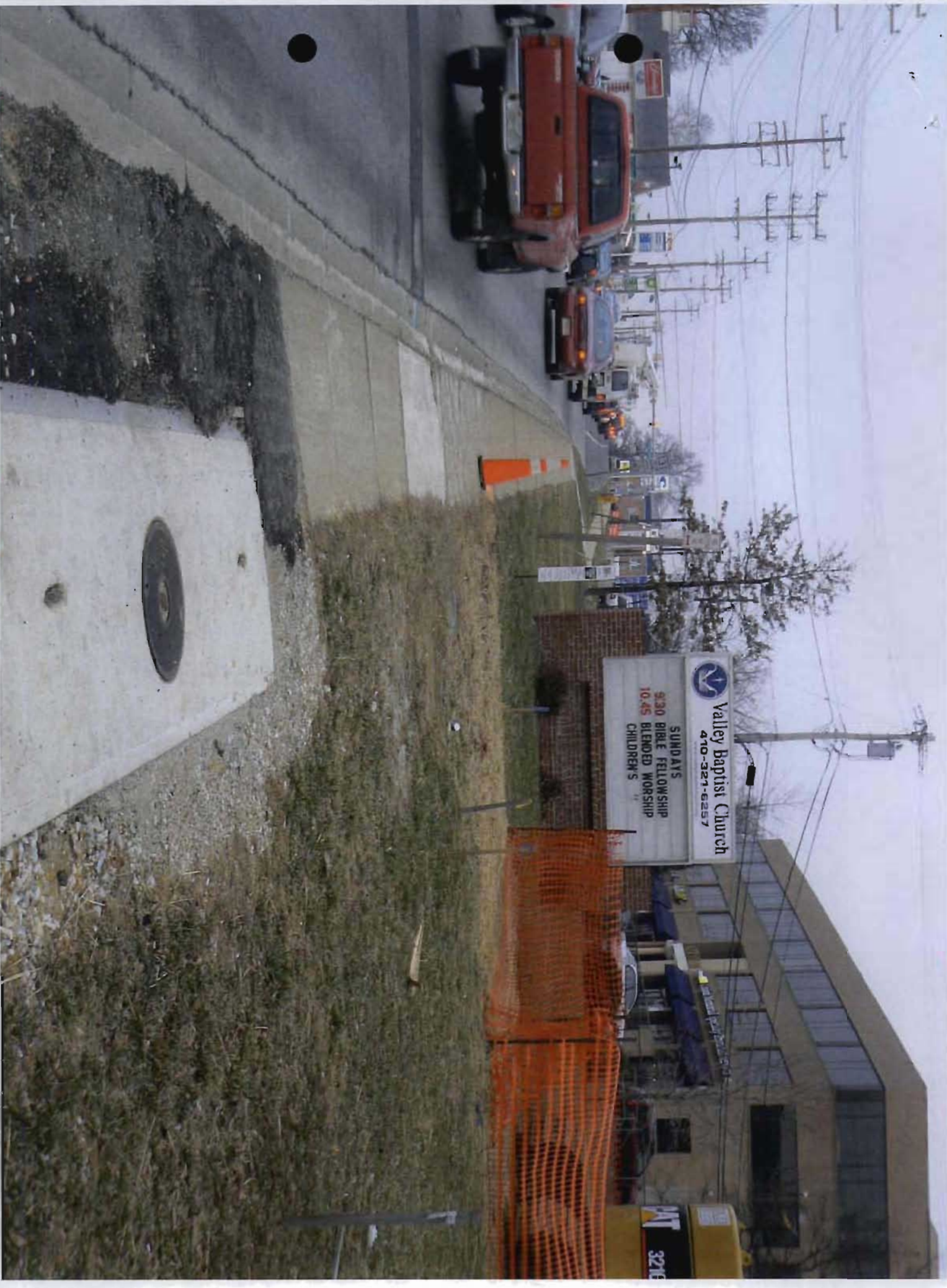
EXHIBIT NO. _____

4

-1-

1-27-2008

D.L.K.



LOOKING NORTH ON YORK ROAD.



LOOKING NORTH ON YORK ROAD.

1-27-2008

D.L.K.



LOOKING NORTH ON YORK ROAD.

-4-



1-27-2008

D.L.K.

LOOKING EAST AT VALLEY BAPTIST CHURCH.

-5-

1-27-2008

D.L.K.



LOOKING SOUTH ON YORK ROAD.

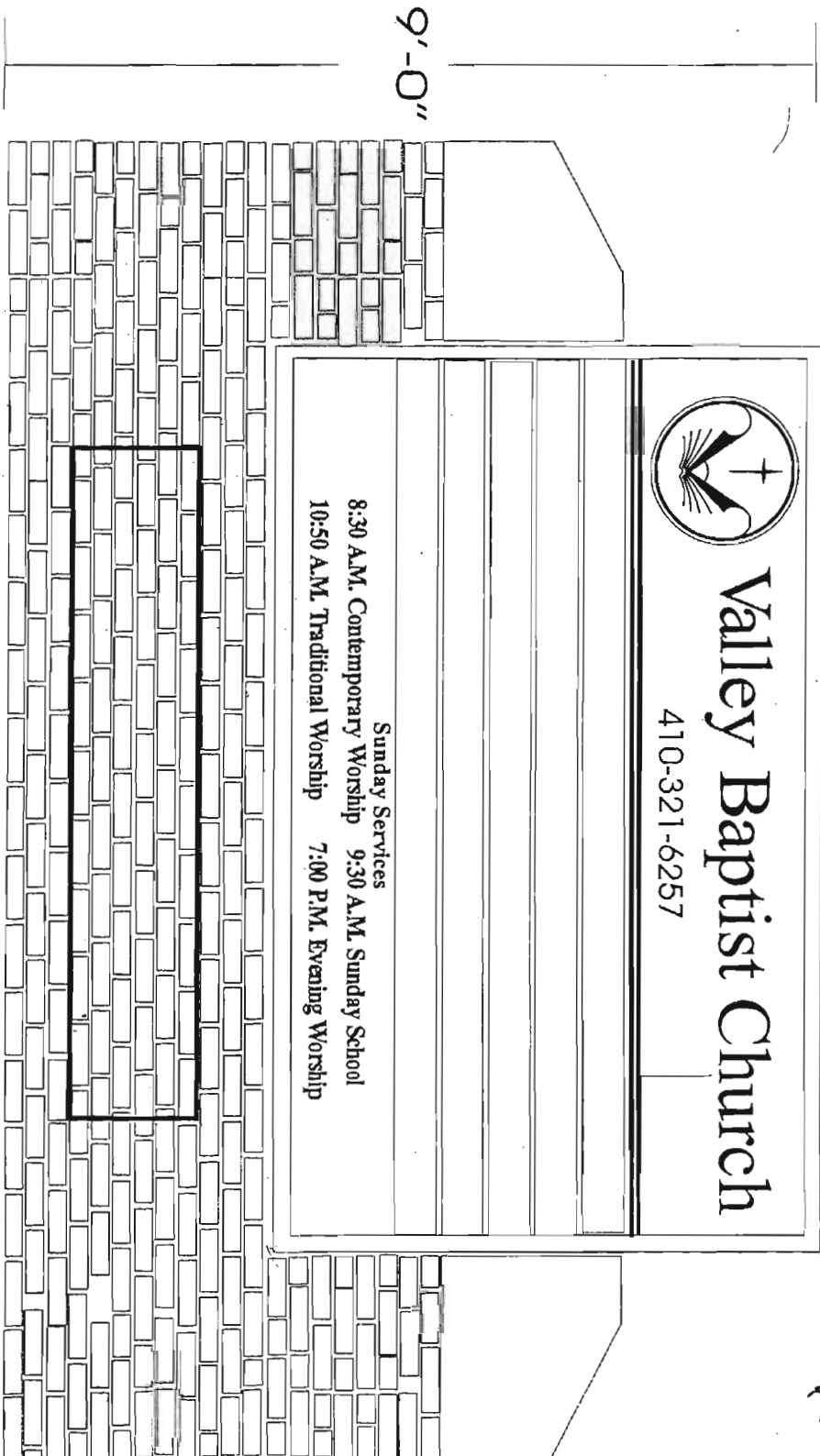
Job 4047
HW&A 410.771.4909
Fax 410.771.8120
hwaprods@aol.com
25 August 2006

EXISTING SIGN #1
(TO BE REMOVED FOR STATE HIGHWAY
MD. RTE. 45 IMPROVEMENTS)

PETITIONER'S

EXHIBIT NO.

3A



5'-0" X 10'-6"
50 sq. ft. AREA



4047
HW&A 410.771.4909
Fax 410.771.8120
hwaprods@aol.com
6August2007

PROPOSED SIGN
CHANGEABLE COPY WITH AREA = 50 S.F.
IN LIEU OF PERMITTED 25 S.F. AND
HEIGHT OF 12 FT. IN LIEU OF 6 FT.

Valley Baptist Church

410-321-6257
www.valleyfactorychicago.com

SUNDAYS

9:30 BIBLE FELLOWSHIP

10.45 BLENDED WORSHIP

CHILDREN'S

ZONING NOTICE

1000-0000-2006-0000-0000

A PUBLIC OFFENSE WILL BE HELD BY
THE JUDICIAL COMMITTEE
IN PUBLIC NO.

1000

THE UNIVERSITY OF CHICAGO

UNITED STATES OF AMERICA

1000

10. *Journal of the American Medical Association*, 1997; 278: 1039-1044.

1000

1

10

1

1

22

10

1

10

19

1

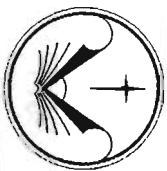
10

10

4



CBA. 12-7 No 1



Valley Baptist Church

410-321-6257

Sunday Services

8:30 A.M. Contemporary Worship 9:30 A.M. Sunday School
10:50 A.M. Traditional Worship 7:00 P.M. Evening Worship

9'-0"

14'-0"

Job 4047
HW&A 410.771.4909
Fax 410.771.8120
hwaprods@aol.com
25August2006

Peterson

QBA
Pet. No 2.

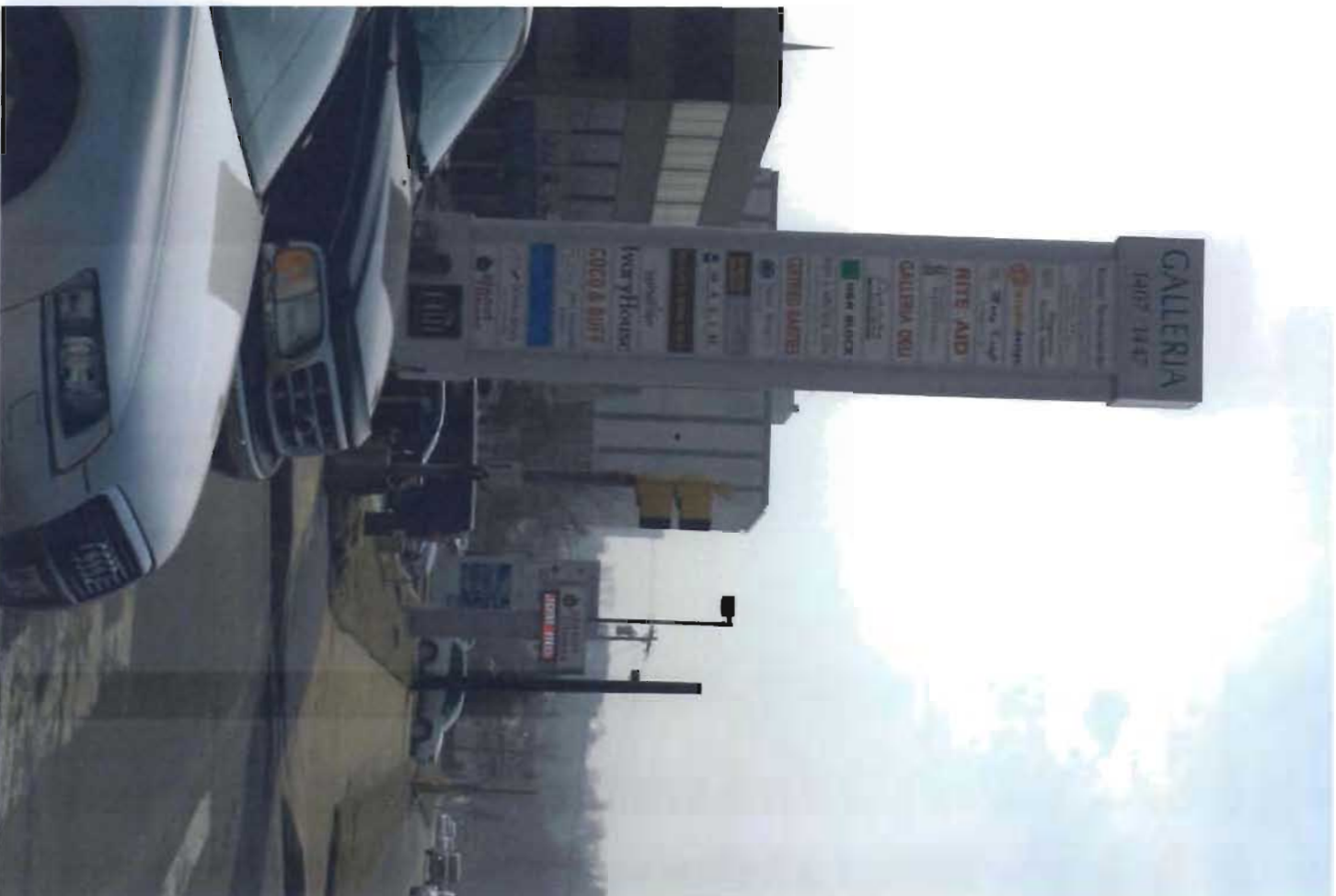


지구본교회
410 977 0011

Valley Baptist Church
Valley Baptist Membership
and Prayer School
2013-2014

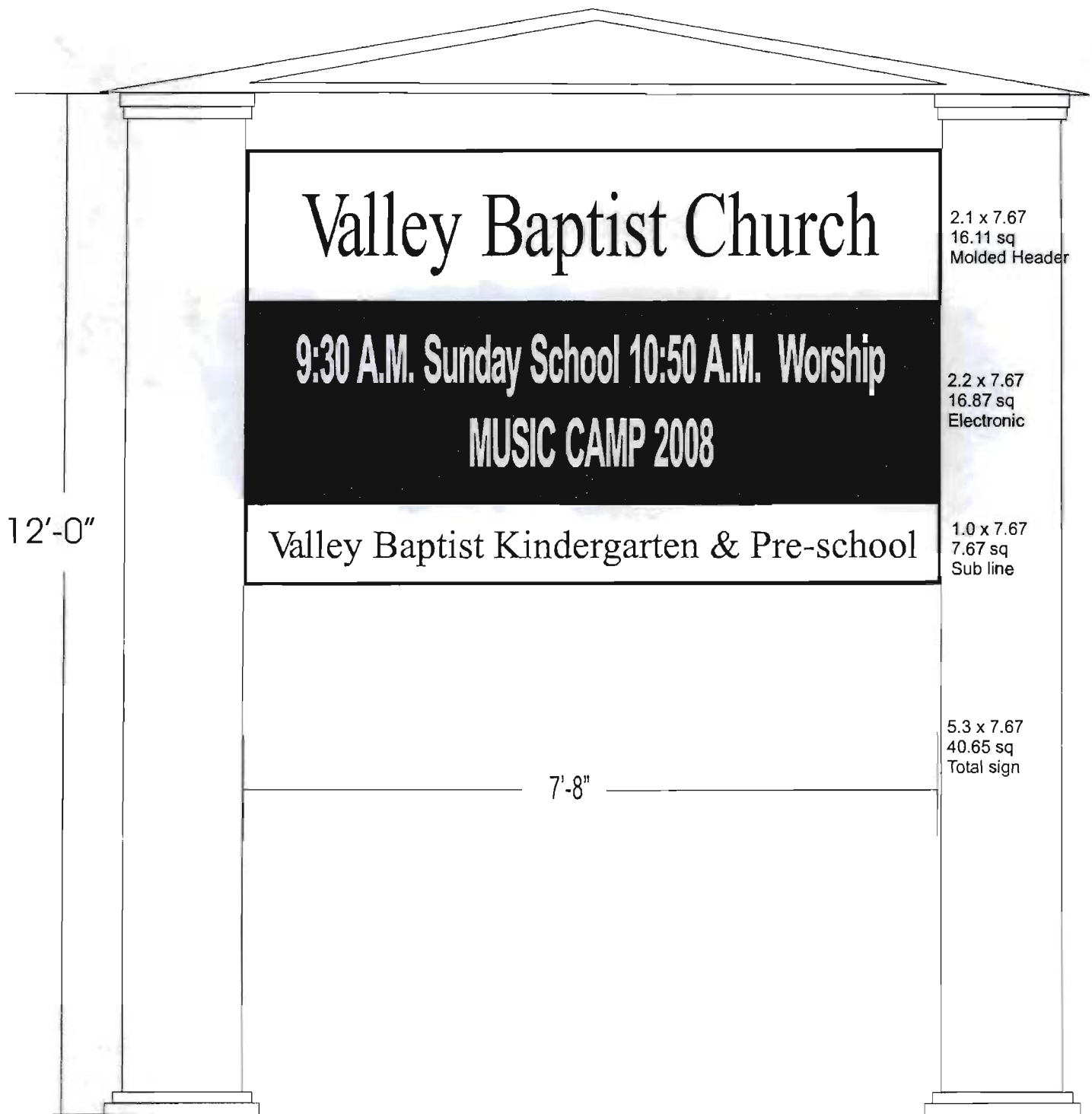
Valley Baptist Church
410 977 0011

Q3A Pet. No. 3



Existing Valley Sign

CBA
Per. No. 5



CBA

PET. NO. C

4047 Revised
HW&A 410.771.4909
Fax 410.771.8120
hwaprods@aol.com
7 July 2008

Valley Baptist Entry

SIGN #2
DIRECTIONAL

6'-0"

1'-8"

지구촌교회

예배: 주일오후 2시, 410-977-3816

VALLEY CHURCH ENTRANCE

1.67' x 6.0' = 10 sq feet

Valley Entry Sign-Revised
HW&A 410.771.4909
Fax 410.771.8120
hwaprods@aol.com
21July2008

CBA
PT No. 7

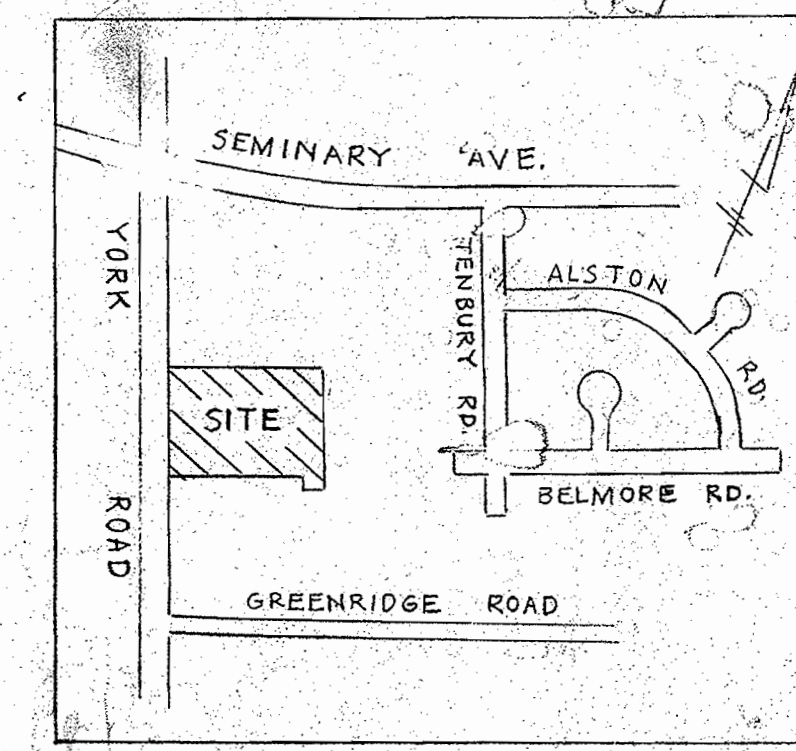
In applying the law, the Board observes that an area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. *McLean v. Soley*, 270 Md. 208 (1973) Another method is to prove undue hardship, but the testimony does not present persuasive evidence to meet that requirement. To prove practical difficulty for an area variance, the Petitioner must produce evidence to allow the following questions to be answered affirmatively:

1. Whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. Whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. Whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

SEMINARY LIMITED PARTNERSHIP
GALLERIA 53/78
TAX ACCT. NO. 1900014867

SEMINARY LIMITED PARTNERSHIP
GALLERIA 53/78
TAX ACCT. NO. 1900014868



VICINITY MAP
SCALE: 1" = 500'

GENERAL NOTES

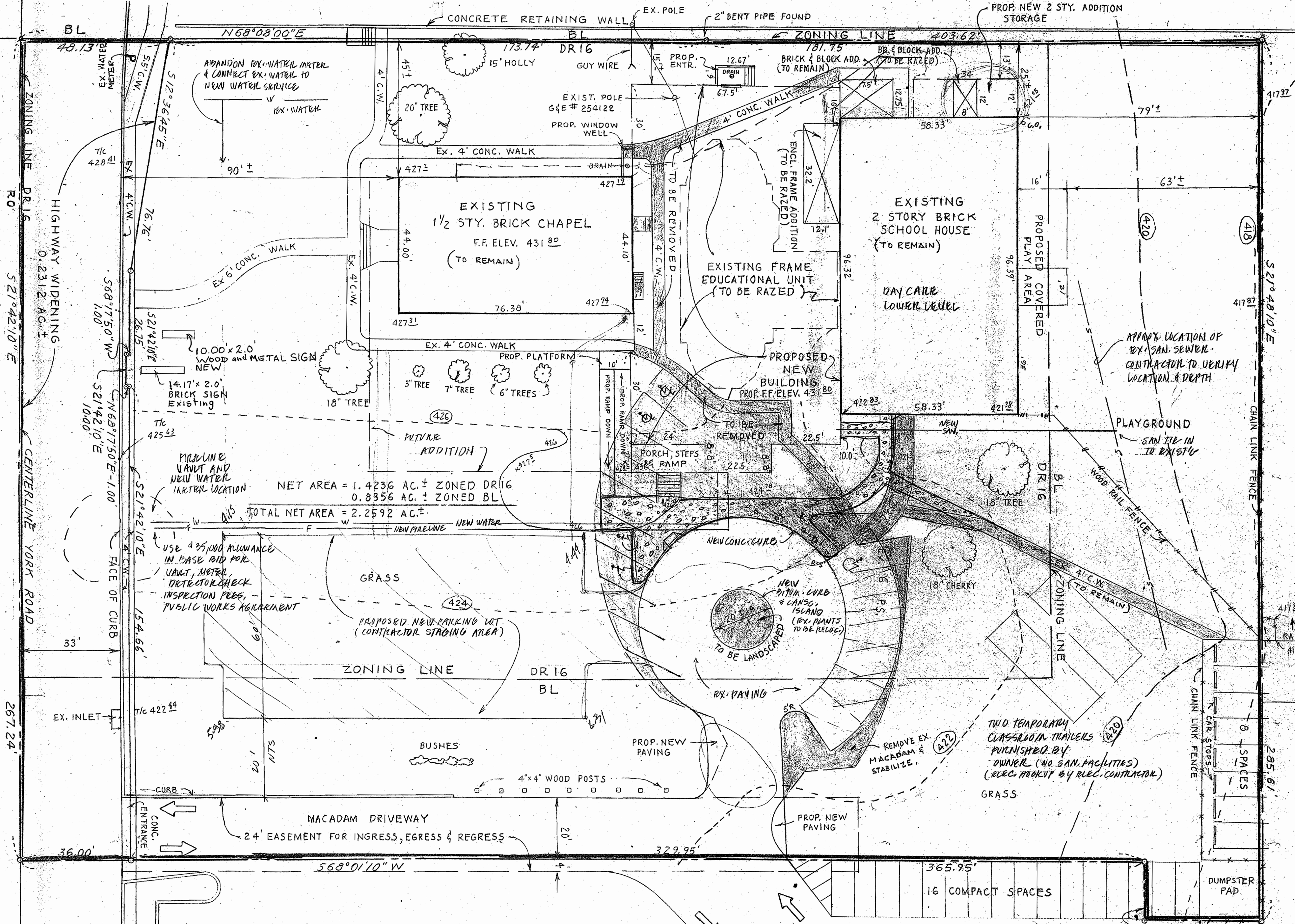
1. GROSS AREA = 2.4904 AC.±
2. HIGHWAY WIDENING = 0.2312 AC.±
3. NET AREA = 1.4236 AC.± ZONED DR16
0.8356 AC.± ZONED BL
2.2592 AC.± TOTAL
4. NO PRIOR ZONING HEARING.
5. SOIL TYPE ALL S&B MAP NO. 29
6. PARKING:
THERE ARE 16 PARKING SPACES ON SITE OF WHICH 1 ARE HANDICAP SPACE.
PARKING REQUIRED:
STATION (SEE BUILDING LAYOUT BELOW)
1. N/A
2. 10 TEACHERS (1.25) = 10 SPACES
3. 60 EVENING = 60 + 1 TEACHER
4. 280 PEOPLE = 4 = 70 SPACES
5. 280 PEOPLE = 4 = 70 SPACES
6. CHURCH OFFICE = 4 SPACES
7. 100 PEOPLE = 4 = 25 SPACES
PARKING OFF SITE
"THE GALLERIA" PROPERTY TO THE NORTH AND EAST OF THE SITE BY AGREEMENT ALLOWS THE CHURCH TO USE THE PARKING LOTS ON SUNDAY MORNING UNTIL 2 P.M. AND WEDNESDAY EVENINGS AFTER 6 P.M.
"1317 YORK ROAD" PROPERTY TO THE SOUTH OF THE SITE BY AGREEMENT ALLOWS USE OF THE PARKING AREAS ON ANY DAY AND TIME.
7. BUILDING USE (HOURS OF OPERATION)
CHURCH - SUNDAY 8:30 TO 12:30 A.M. 6 TO 8 P.M. SUN.
CHURCH OFFICE - MON.-FRI. 9 A.M. - 4:30 P.M. (4 STAFF)
DAY CARE - MON.-FRI. 9 A.M. - 3:30 P.M. (OCT. 1 - MAY 30)
8. FLOOR AREA RATIO (FAR) CALCULATIONS
GROSS FLOOR AREA = 34,084 SQ. FT. ÷ GROSS SITE AREA 108,482 SQ. FT. = 32% F.A.R.

LEGEND

EXISTING CONTOUR LINES SHOWN THUS (2' INTERVALS)
EXISTING SPOT ELEVATIONS x 421.2
PROPOSED SPOT ELEVATIONS x 431.2
PROPOSED CONTOUR LINES SHOWN THUS 426
NEW CONCRETE SIDEWALK 2' WIDE
EXISTING SIDEWALK AND MACADAM TO BE REMOVED EXCEPT AS NOTED ON PLAN

OWNER
VALLEY BAPTIST CHURCH
1401 N. YORK ROAD
LUTH. TIMONIUM, MD. 21093
DEED REF. 6962/435
TAX ACCT. NO. 0922001000

REVISED BID SET 3-6-96
BUILDING PERMIT # B 239481
DRC NO. 07184E 904



BBS BLDG. LIMITED PARTNERSHIP
8299/138
TAX ACCT. NO. 0902006331
92-418-XA

1317 YORK ROAD ASSOC.
6929/385
TAX ACCT. NO. 2000003391

LOWER LEVEL		UPPER LEVEL	
STA. ① 3360 SQ. FT. GRADES 2-5 50 CHILDREN SUNDAY ONLY OCCASIONAL WED. EVE.	② 8060 SQ. FT. DAY CARE 10 TEACHERS (TOTAL) 130 CHILDREN MAX. DROPPED OFF	③ 5622 SQ. FT. GRADES 6-12 60 CHILDREN SUNDAY AM OCCASIONAL WED. EVE. ALSO COLLEGE & YOUNG ADULTS	④ 3360 SQ. FT. CHAPEL (280 PEOPLE)
		⑤ 8060 SQ. FT. ADULT CLASS ROOMS (280 PEOPLE)	⑥ 5622 SQ. FT. GYM 60-100 PEOPLE WED. EVE.
			CHURCH OFFICE 4 PEOPLE

BUILDING LAYOUT
(NOT TO SCALE)

PLOT PLAN PREPARED BY
MI DEVELOPMENT
ENGINEERS, INC.

200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21286
(410) 828-9060

7-10-95

4410 JOHN AVENUE - ROCKERY
BALTIMORE, MARYLAND 21227
OFF: 410 242-4312
FAX: 410 247-9899

PAUL J. GORMAN, ARCHITECT
MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS

ADDITION & ALTERATIONS TO
VALLEY BAPTIST CHURCH
BALTIMORE COUNTY, MARYLAND

PLOT PLAN
VALLEY BAPTIST CHURCH
1401 N. YORK ROAD
9TH ELECTION DISTRICT
BALTIMORE COUNTY, MD.
SCALE: 1" = 20'
MAR. 27, 1995 (REV. 11/14/95)
#95-7626

NAD 83 / 91

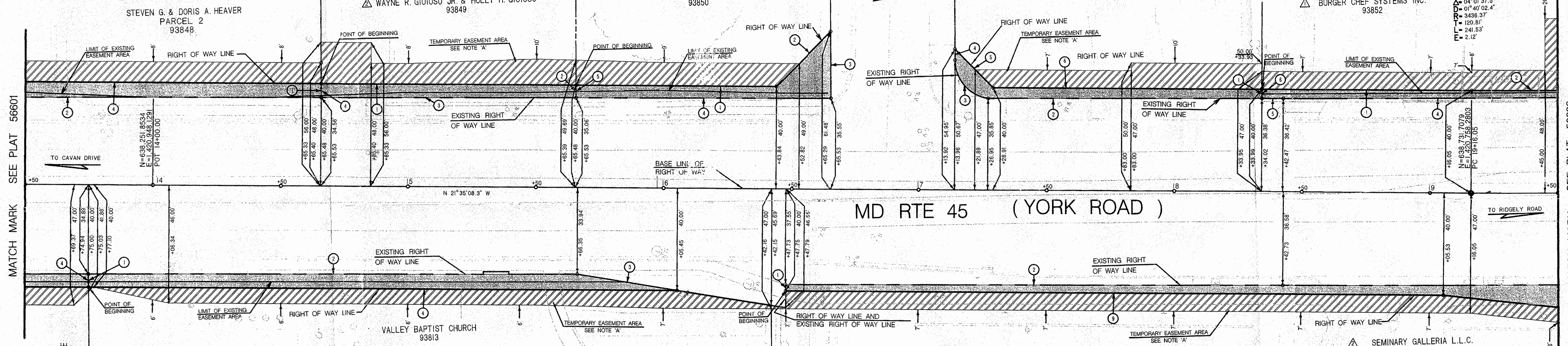
STEPHEN G. & DORIS A. HEAVER PARCEL 2 93848			
REC'D		FOLIO	
LIBER			
1	N 67°53'01" E	5.44'	
2	S 21°52'06" E	161.26'	
3	S 68°07'59" W	6.23'	
4	N 21°35'08" W	161.24'	
FEE SIMPLE AREA		941	
SQ. FT. OR		0.0216	ACRES ±
SHOWN THUS:			
TEMPORARY EASEMENT		1.459	ACRES ±
SQ. FT. OR		0.0336	ACRES ±

WAYNE R. GIOIOSO JR. & HOLLY GIOIOSO 93849			
REC'D		FOLIO	
LIBER			
1	N 21°35'08" W	100.00'	
2	N 67°53'02" E	4.94'	
3	S 21°52'07" E	100.00'	
4	S 67°53'01" W	5.44'	
FEE SIMPLE AREA		519	
SQ. FT. OR		0.0119	ACRES ±
SHOWN THUS:			
TEMPORARY EASEMENT		1038	ACRES ±
SQ. FT. OR		0.0238	ACRES ±

FRANCES N. MANSFIELD 93850			
REC'D		FOLIO	
LIBER			
1	N 21°35'08" W	78.36'	
2	N 66°38'26" W	30.35'	
3	N 67°53'02" E	25.94'	
4	S 21°52'06" E	100.00'	
5	S 67°53'02" W	4.94'	
FEE SIMPLE AREA		702	
SQ. FT. OR		0.0161	ACRES ±
SHOWN THUS:			
TEMPORARY EASEMENT		758	ACRES ±
SQ. FT. OR		0.0174	ACRES ±

FRANKLIN S. & MARY H. REHAK 93851			
REC'D		FOLIO	
LIBER			
1	N 68°04'00" E	3.62'	
2	S 21°52'07" E	107.06'	
3	R = 15.01'	L = 21.49'	
4	CHD. S 27°09'43" W	19.70'	
5	S 67°53'07" W	4.28'	
6	N 23°19'35" E	21.17'	
7	N 21°35'08" W	105.08'	
FEE SIMPLE AREA		535	
SQ. FT. OR		0.0129	ACRES ±
SHOWN THUS:			
TEMPORARY EASEMENT		913	ACRES ±
SQ. FT. OR		0.0210	ACRES ±

BURGER CHEF SYSTEMS INC. 93852			
REC'D		FOLIO	
LIBER			
1	N 21°35'07" W	82.05'	
2	R = 3396.37'	L = 47.06'	
3	CHD. N 21°58'57" W	47.06'	
4	N 64°23'31" E	2.80'	
5	R = 14290.95'	L = 120.84'	
6	CHD. S 22°06'38" E	120.84'	
7	S 21°51'47" E	8.45'	
8	S 68°04'00" W	3.62'	
FEE SIMPLE AREA		411	
SQ. FT. OR		0.0094	ACRES ±
SHOWN THUS:			
TEMPORARY EASEMENT		1141	ACRES ±
SQ. FT. OR		0.0262	ACRES ±



VALLEY BAPTIST CHURCH 93813			
REC'D		FOLIO	
LIBER			
1	S 67°40'04" W	5.11'	
2	N 21°52'07" W	191.42'	
3	N 12°46'42" W	39.57'	
4	S 21°35'08" E	230.45'	
FEE SIMPLE AREA		1.188	
SQ. FT. OR		0.0273	ACRES ±
SHOWN THUS:			
TEMPORARY EASEMENT		1465	ACRES ±
SQ. FT. OR		0.0336	ACRES ±

SEMINARY GALLERIA L.L.C. 93814			
REC'D		FOLIO	
LIBER			
1	S 68°01'55" W	2.45'	
2	N 21°52'12" W	195.00'	
3	R = 14363.95'	L = 271.16'	
4	CHD. N 22°24'32" W	271.15'	
5	N 80°12'43" E	24.11'	
6	S 27°47'03" W	27.43'	
7	R = 3487.37'	L = 93.66'	
8	CHD. S 23°48'21" E	93.66'	
9	S 15°52'29" E	99.31'	
10	S 21°35'08" E	257.78'	
FEE SIMPLE AREA		3,588	
SQ. FT. OR		0.0819	ACRES ±
SHOWN THUS:			
TEMPORARY EASEMENT		3607	SQ. FT. OR
		0.0828	ACRES ±

NOTE 'A'
TEMPORARY EASEMENT TO BE USED ONLY DURING THE PERIOD OF CONSTRUCTION FOR THE PURPOSE OF FINE GRADING AND RECONSTRUCTION OF ENTRANCES AND AT THE TERMINATION OF THE CONSTRUCTION RIGHTS HEREBY GRANTED TO THE STATE HIGHWAY ADMINISTRATION-STATE ROADS COMMISSION SHALL THEN TERMINATE AND REVERT TO THE GRANTORS.

BEGINNING OF THE 10TH OR S 68°08'00" W 353.25 FOOT LINE AS SHOWN ON THE 1ST AMENDED MORTGAGE PLAT ENTITLED "GALLERIA" AT YORK AND SEMINARY AVENUE RECORDED IN PLAT BOOK 53 PLAT 78; ALSO BY DEED DATED SEPTEMBER 14, 1998 IN LIBER 13148 AT FOLIO 443 AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND.

THE RIGHT OF WAY LINES AND LINES OF DIVISION SHOWN HEREON ARE AN INTERPRETATION OF INFORMATION SUPPORTING DEEDS OF RECORD, FIELD SURVEYS PERFORMED UNDER MY SUPERVISION AND STATE HIGHWAY ADMINISTRATION PLATS. THIS PLAT WAS DEVELOPED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND JUDGEMENT.
CHARLES A. MUELLER
PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 11038
DATE: 9-28-05



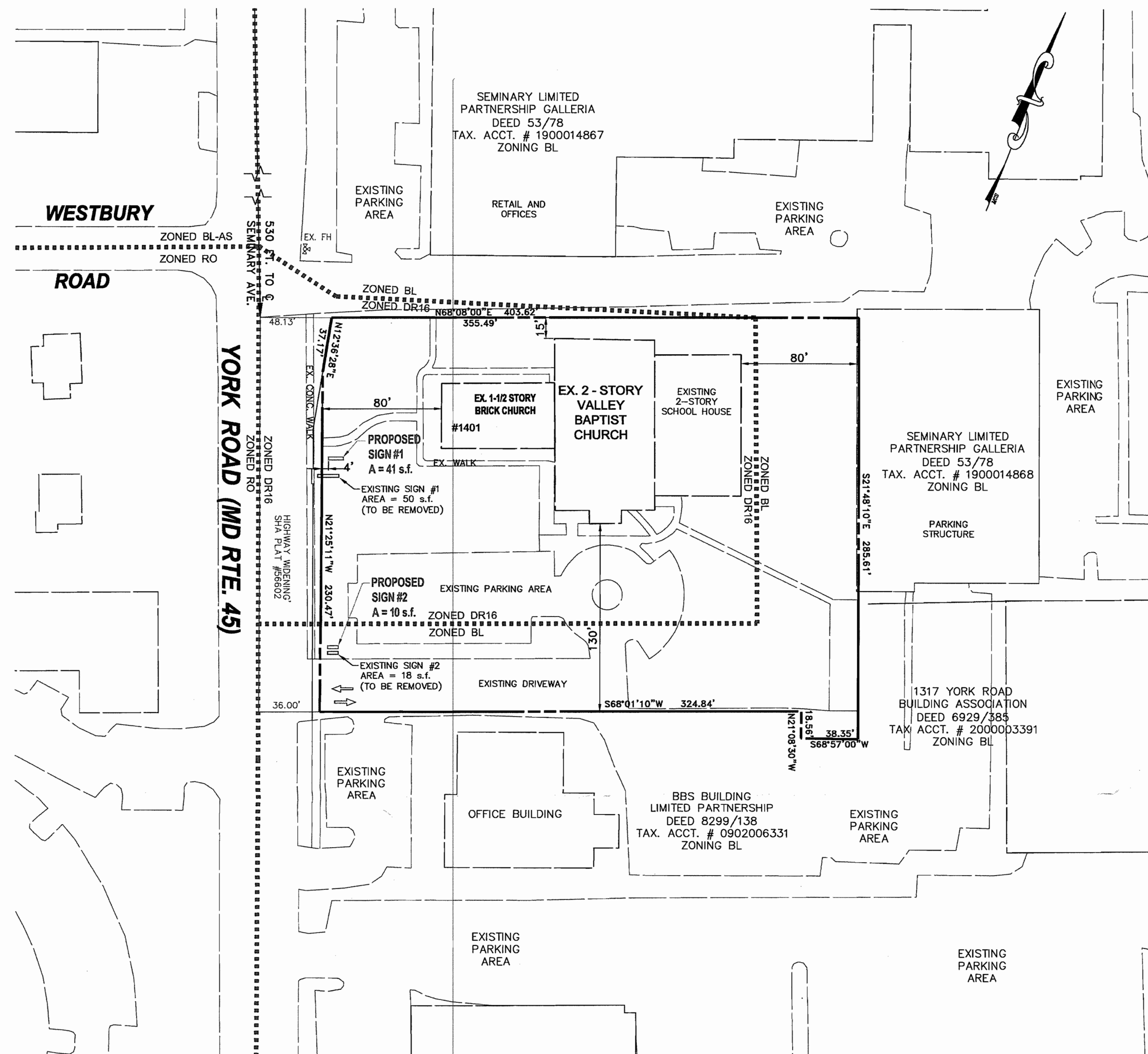
LEGEND
 REVERSIBLE EASEMENT FOR SUPPORTING SLOPES AND DRAINAGE DITCHES AS INDICATED BY NOTATION ON PLAT.
 REVERSIBLE EASEMENT FOR RIGHT OF SPECIAL PURPOSE AS INDICATED BY NOTATION ON PLAT.
 PERPETUAL EASEMENT FOR SPECIAL PURPOSE AS INDICATED BY NOTATION ON THIS PLAT.
 PERPETUAL EASEMENT FOR DRAINAGE FACILITY AS INDICATED BY NOTATION ON THIS PLAT.
 PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER FROM OR INTO EXISTING WATERWAY OR NATURAL DRAINAGE COURSE.
 PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER UPON EXISTING GROUND.
 APPROXIMATE GENERAL DRAINAGE FLOW PATTERN (NOT TO SCALE-FOR EXPLANATORY PURPOSE ONLY.)

BOOKS	REVISIONS	PART OF PLATS
23612 (M&B)	6-24-05	24176
23613 (TOPO)	9-28-05	24177
23614 (TOPO)		46514
17619 (TOPO)		
17620 (TOPO)		
13442 (TOPO)		
31660 (M&B)		
SENT TO RECORD: _____ 20		
APPROVED BY CHAIRMAN: _____ 20		

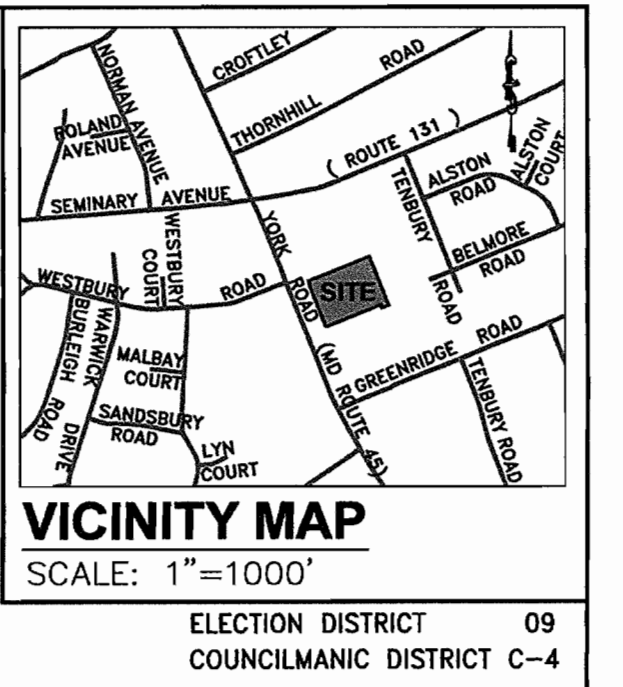
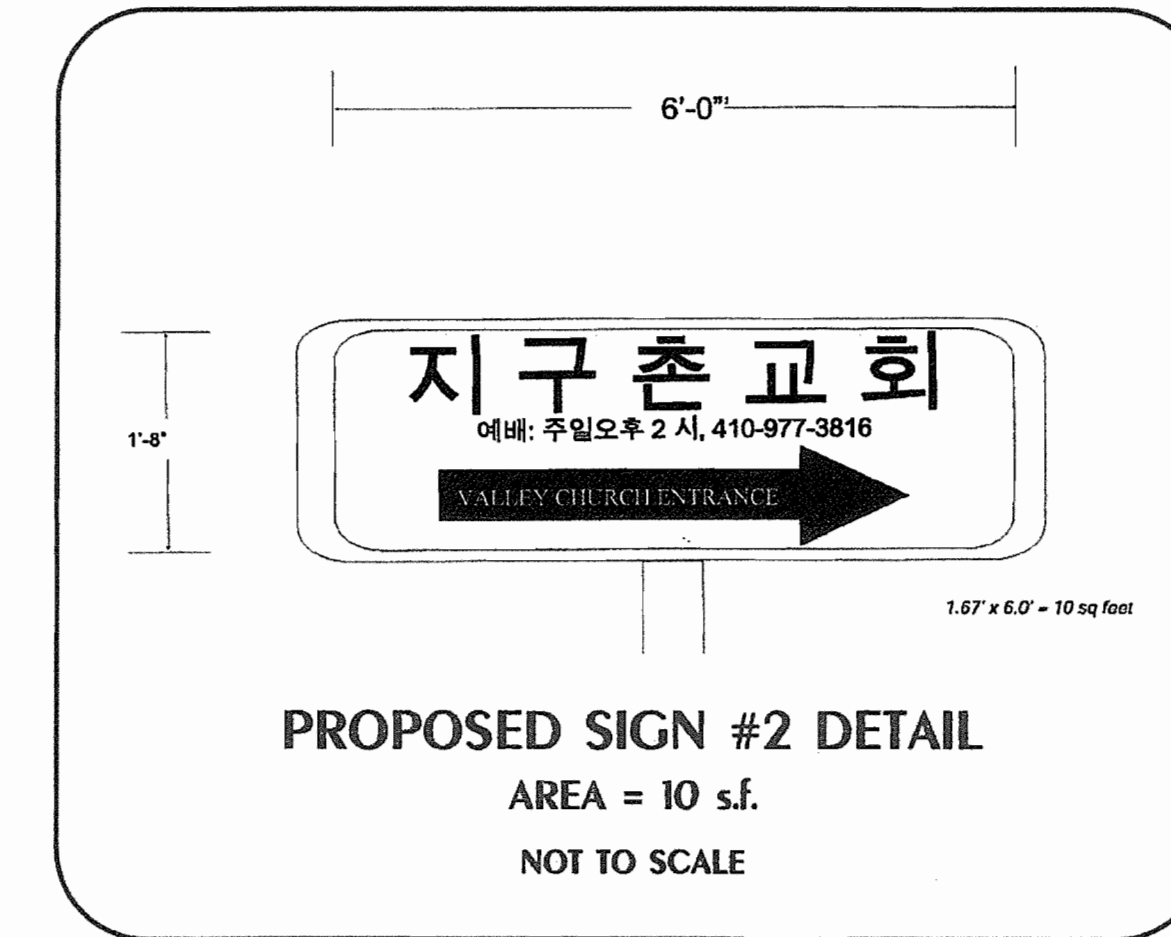
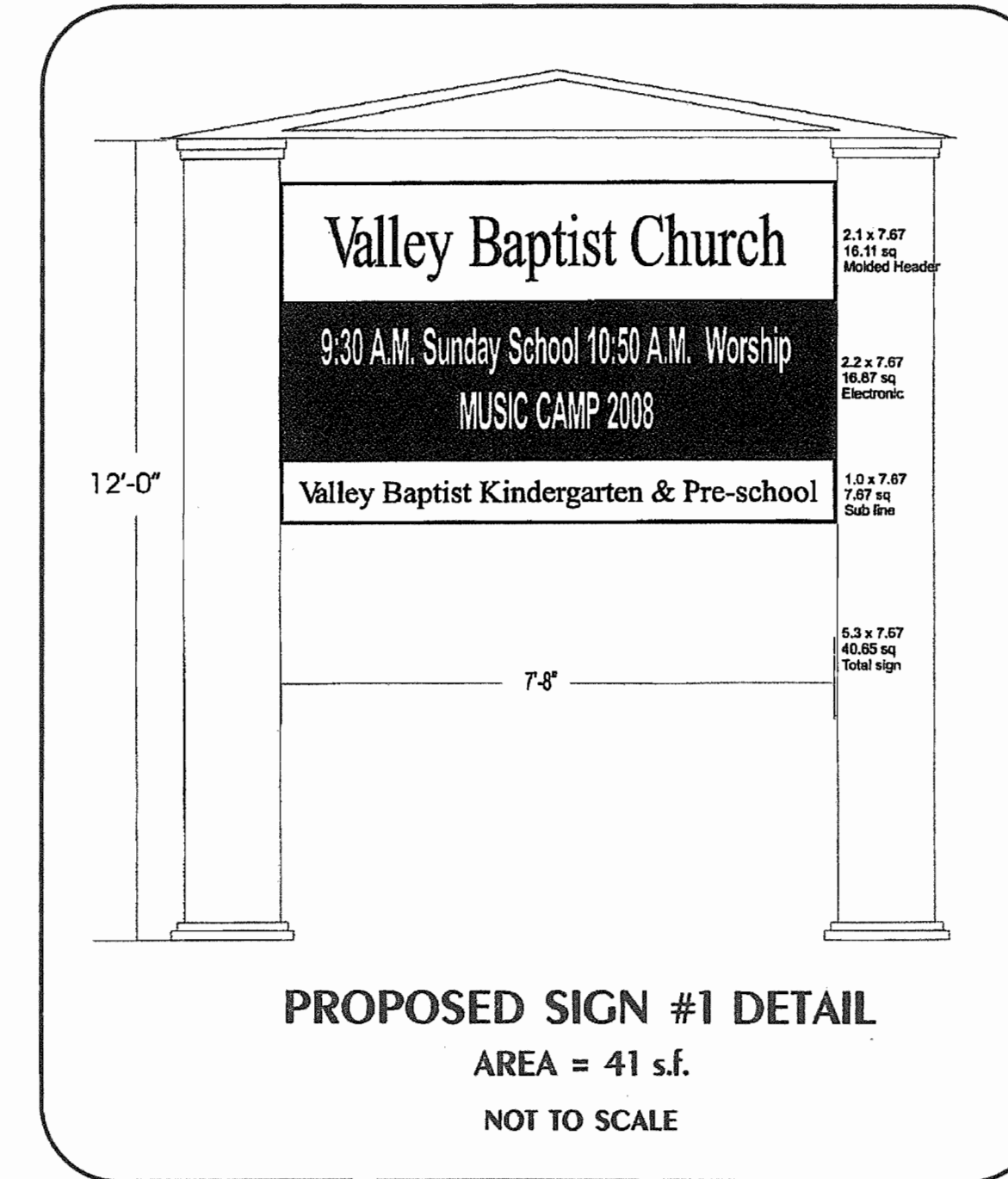
LOCATED IN	BALTIMORE	COUNTY
PREPARED BY	AB CONSULTANTS INC.	
CONSTRUCTION PROJECT:	MD RTE. 45 CAVAN DRIVE TO RIDGELY ROAD	
CONSTRUCTION PROJECT NO.:	BA7065176	

STATE OF MARYLAND
 DEPARTMENT OF TRANSPORTATION
 STATE HIGHWAY ADMINISTRATION
 STATE ROADS COMMISSION
 RIGHT OF WAY PROJECT: MD RTE. 45
 CAVAN DRIVE TO RIDGELY ROAD
 RIGHT OF WAY PROJECT NO. BA706A31
 FEDERAL AID PROJECT NO. _____
 SCALE: 1" = 20'
 PLAT No. 56602

PETITIONER'S
 EXHIBIT NO. 2



PLAN Scale: 1"=50'



GENERAL NOTES

- OWNER: VALLEY BAPTIST CHURCH
1401 YORK ROAD
LUTHERVILLE, MD 21093
ATTN: HERSCH WELLMAN
TELE: 410-591-4172
- PROPERTY LOCATION: 1401 YORK ROAD
BALTIMORE COUNTY, MD
- DEED: Liber 2596 Folio 506
GROSS AREA: 108,480 SF ± = 2.49 AC±
NET AREA: 98,400 SF ± = 2.2 AC±
- ELECTION DISTRICT: 09
COUNCILMANIC DISTRICT: C-4
- TAX ACCOUNT: 0922001000
TAX MAP: 61, PLAT 118
- ZONING: D.R. 16 (1.4 AC±) AND BL (0.8 AC±) PER ZONING MAP # 61A3
- LAND USE: CHURCH WITH 280 SEATS
- BUILDING AREA: 34,084 S.F.
- PARKING: REQUIRED: 280 SEATS x 1 P.S. / 4 SEATS = 70 P.S.
EXISTING: 30 P.S. ON SITE AND EXISTING PARKING AGREEMENT WITH ADJACENT PROPERTY OWNERS OF "GALLERIA" AND "1317 YORK ROAD"
- UTILITIES: PUBLIC WATER AND SANITARY SEWER ARE EXISTING.
- FLOODPLAIN: THERE ARE NO FLOODPLAINS.
- PREVIOUS COMMERCIAL PERMITS: B-239481
- PRIOR ZONING CASES: NONE KNOWN
- DEVELOPMENT PROCESS: DRC #07184E
- FLOOR AREA RATIO: = GROSS FLOOR AREA / GROSS SITE AREA
= 34,084 SF / 108,482 SF = 0.32

PETITION FOR VARIANCE

VARIANCE FROM BCZR SECTION 450.4.1(a) TO PERMIT A CHANGEABLE COPY SIGN WITH AN AREA OF 50' 41 S.F. IN LIEU OF THE PERMITTED 25 S.F. AND A HEIGHT OF 14 FT. IN LIEU OF THE PERMITTED 6 FT.

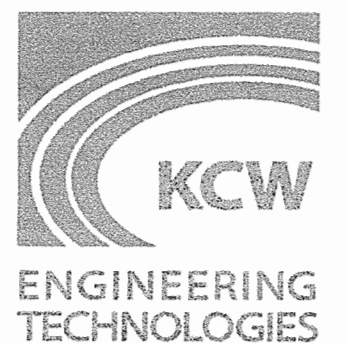
MARYLAND COORDINATE SYSTEM	
HORIZONTAL DATUM	NAD 83/91
VERTICAL DATUM	NAVD 88

ZONING CASE # 08-261-A

PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE HEARING

VALLEY BAPTIST CHURCH
1401 YORK ROAD

BALTIMORE COUNTY, MARYLAND ELECTION DISTRICT 09, C-4



KCW Engineering Technologies, Inc.
810 Landmark Drive, Suite 215
Glen Burnie, MD 21061
Phone: 410.768.7700
Fax: 410.768.0200
www.kcw-et.com



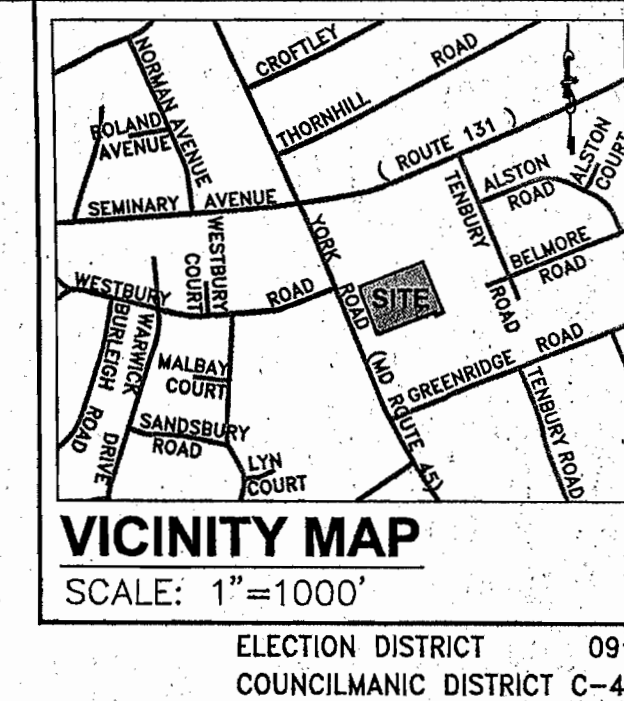
Professional Certification.
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 10748
Expiration Date 01-02-2010.

DEVELOPER:
VALLEY BAPTIST CHURCH
1401 YORK ROAD
LUTHERVILLE, MD 21093
Attn: HERSCH WELLMAN
Tele: 410-591-4172

REVISIONS	
DATE	DESCRIPTION
02-04-2008	ADD EXISTING SIGN DETAIL
8-8-2008	REVISED PROPOSED SIZE OF SIGN DETAILS
	SIGN #1 = 41 s.f. SIGN #2 = 10 s.f.

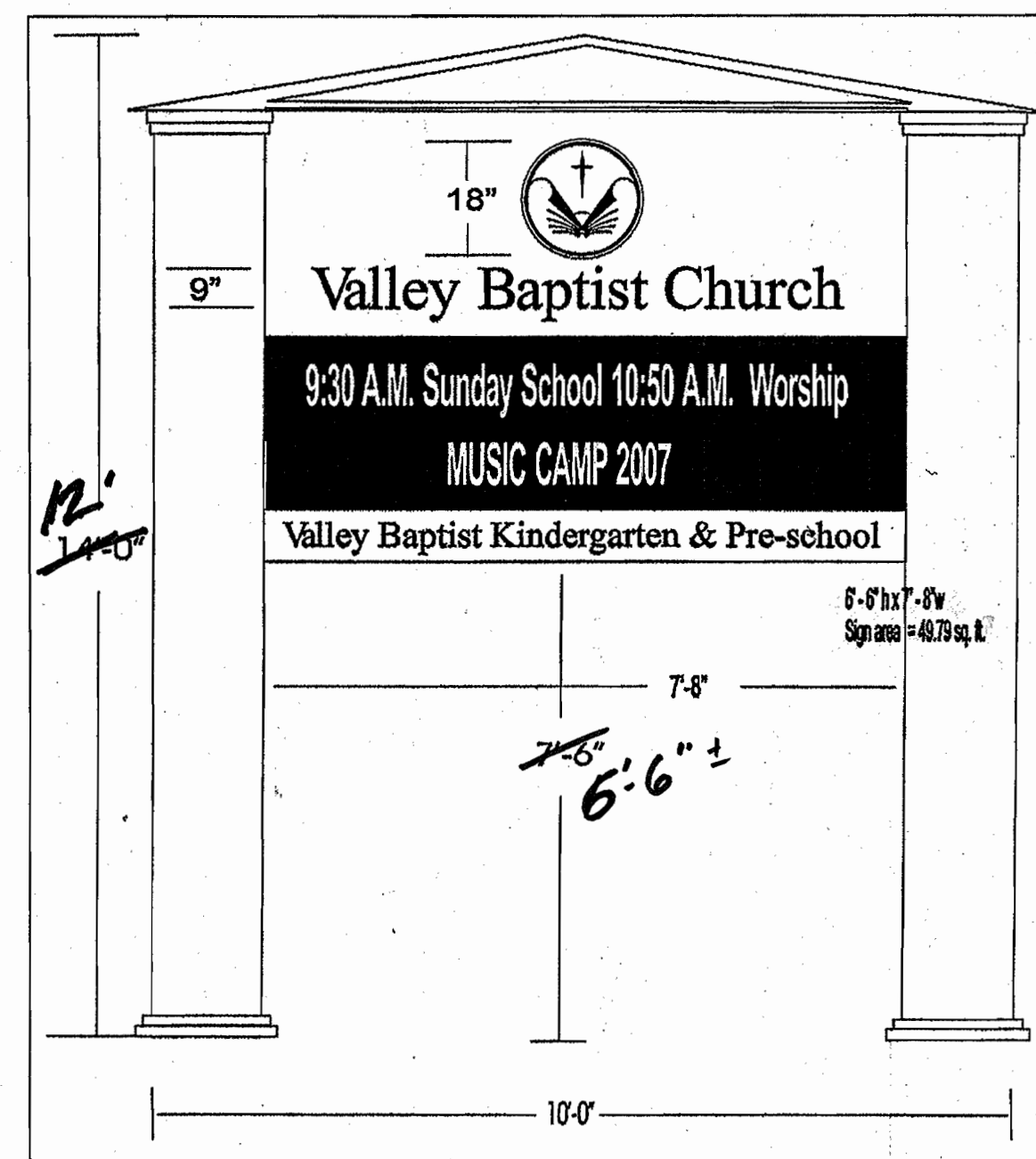
KCW J.O.:	2070872
SCALE:	1"=50'
DESIGNED:	SA
DRAWN:	SA
CHECKED:	DLK
DATE:	DEC. 7, 2007
DWG. NO.:	Z-101

CBA
P57. No. 4

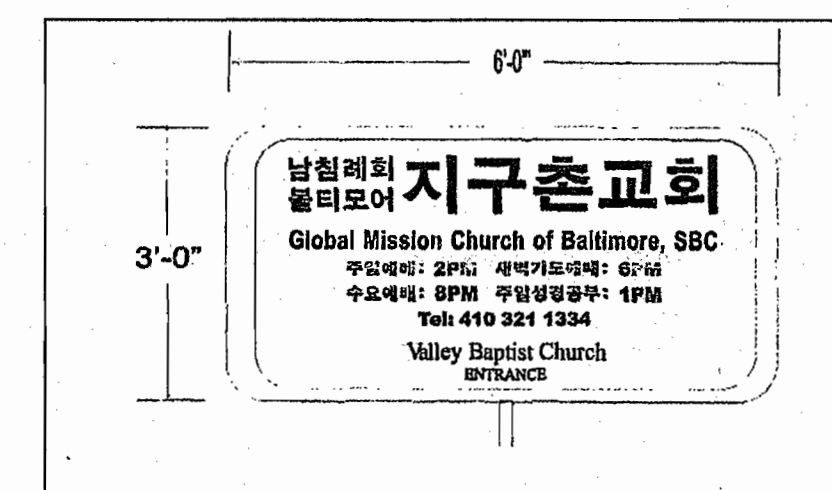


GENERAL NOTES

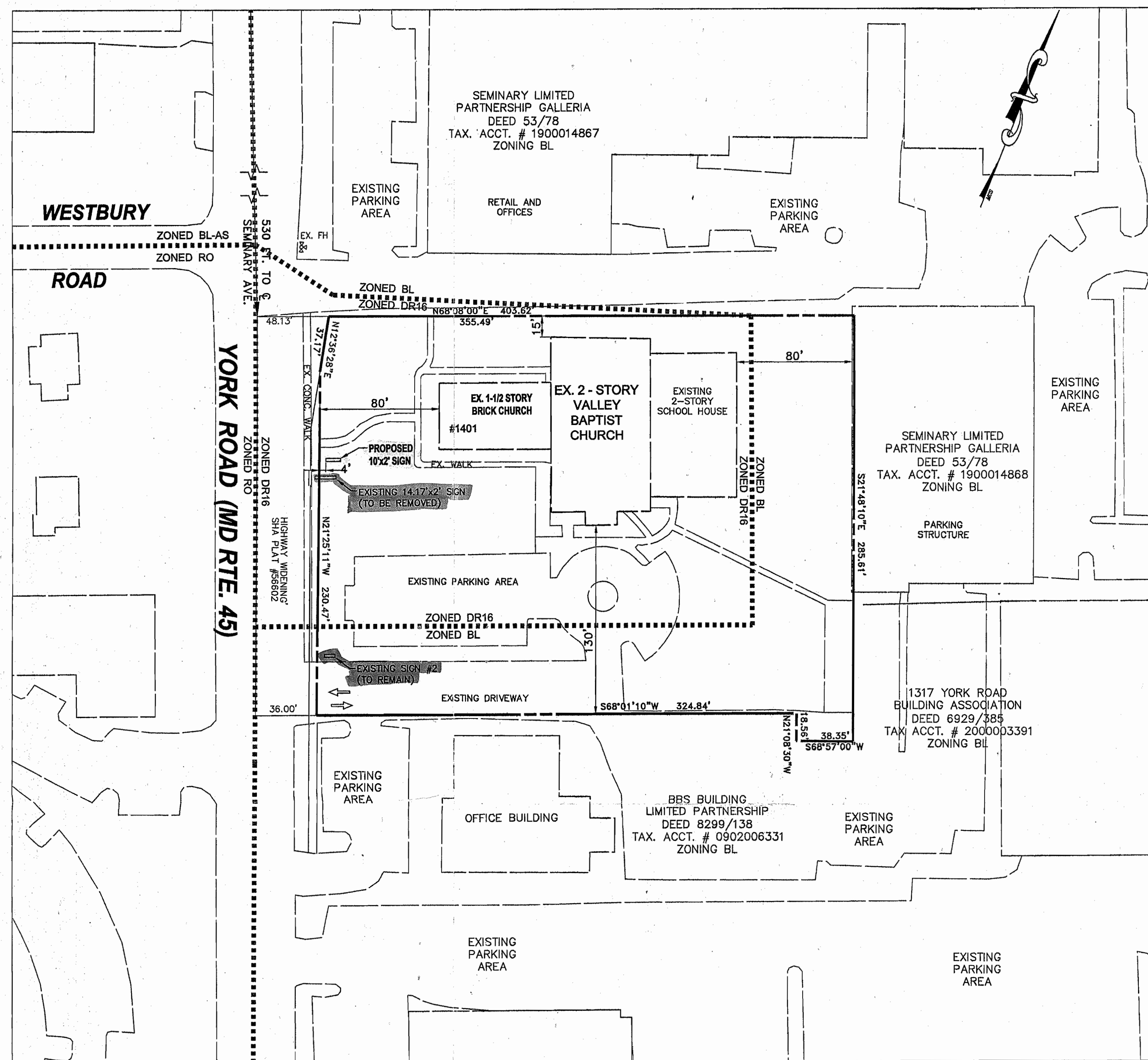
- OWNER:** VALLEY BAPTIST CHURCH
1401 YORK ROAD
LUTHERVILLE, MD 21093
ATTN: HERSCH WELLMAN
TEL: (410)591-4172
- PROPERTY LOCATION:** 1401 YORK ROAD
BALTIMORE COUNTY, MD
- DEED:** Liber 2596 Folio 606
GROSS AREA: 108,480 SF ± = 2.49 AC±
NET AREA: 98,400 SF ± = 2.2 AC±
- ELECTION DISTRICT:** 09
COUNCILMANIC DISTRICT: C-4
- TAX ACCOUNT:** 0922001000
TAX MAP: 61, PLAT 118
- ZONING:** D.R. 16 (1.4 AC±) AND BL (0.8 AC±) PER ZONING MAP # 61A3
- LAND USE:** CHURCH WITH 280 SEATS
- BUILDING AREA:** 34,084 S.F.
- PARKING:**
REQUIRED: 280 SEATS x 1 P.S. / 4 SEATS = 70 P.S.
EXISTING: 30 P.S. ON SITE AND EXISTING PARKING AGREEMENT WITH ADJACENT PROPERTY OWNERS OF "GALLERIA" AND "1317 YORK ROAD"
- UTILITIES:** PUBLIC WATER AND SANITARY SEWER ARE EXISTING.
- FLOODPLAIN:** THERE ARE NO FLOODPLAINS.
- PREVIOUS COMMERCIAL PERMITS:** B-239481
- PRIOR ZONING CASES:** NONE KNOWN
- DEVELOPMENT PROCESS:** DRC #07184E
- FLOOR AREA RATIO:** = GROSS FLOOR AREA / GROSS SITE AREA
= 34,084 SF / 108,482 SF = 0.32



PROPOSED SIGN DETAIL
NOT TO SCALE

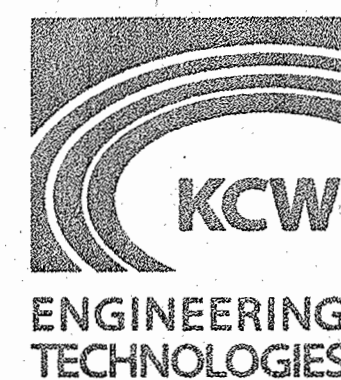


EXISTING SIGN #2 DETAIL
NOT TO SCALE

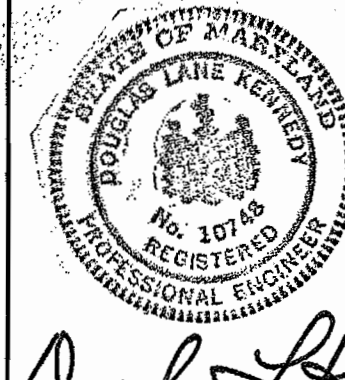


PLAN Scale: 1"=50'

Professional Certification.
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 10748.
Expiration Date 01-02-2008. **2010**



KCW Engineering Technologies, Inc.
810 Landmark Drive, Suite 215
Glen Burnie, MD 21061
Phone: 410.768.7700
Fax: 410.768.0200
www.kcw-et.com



Douglas L. Kennedy

DEVELOPER:

VALLEY BAPTIST CHURCH
1401 YORK ROAD
LUTHERVILLE, MD 21093
ATTN: HERSCH WELLMAN
TELE: (410)591-4172

PETITION FOR VARIANCE

VARIANCE FROM BCZR SECTION 450.4.1(a) TO PERMIT A CHANGEABLE COPY SIGN WITH AN AREA OF 50 S.F. IN LIEU OF THE PERMITTED 25 S.F. AND A HEIGHT OF 12 FT. IN LIEU OF THE PERMITTED 6 FT.

12

MARYLAND COORDINATE SYSTEM	
HORIZONTAL DATUM	NAD 83/91
VERTICAL DATUM	NAVD 88

REVISIONS		KCW J.O.:
DATE	DESCRIPTION	2070872
02-04-2008	ADD EXISTING SIGN DETAIL	SCALE: 1"=50'
		DESIGNED: SA
		DRAWN: SA
		CHECKED: DLK
		DATE: DEC. 7, 2007
		DWG. NO.: Z-101

ZONING CASE # 08-261-A

PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE HEARING

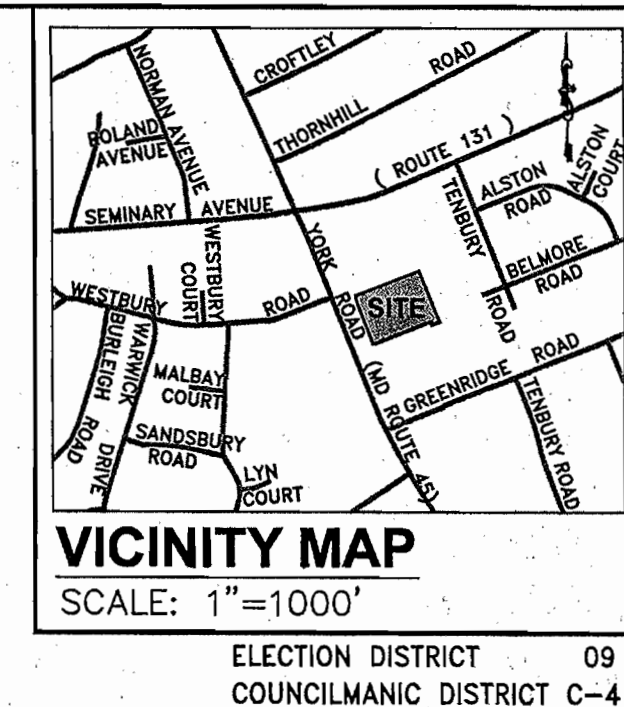
VALLEY BAPTIST CHURCH
1401 YORK ROAD

BALTIMORE COUNTY, MARYLAND

ELECTION DISTRICT 9, C-4

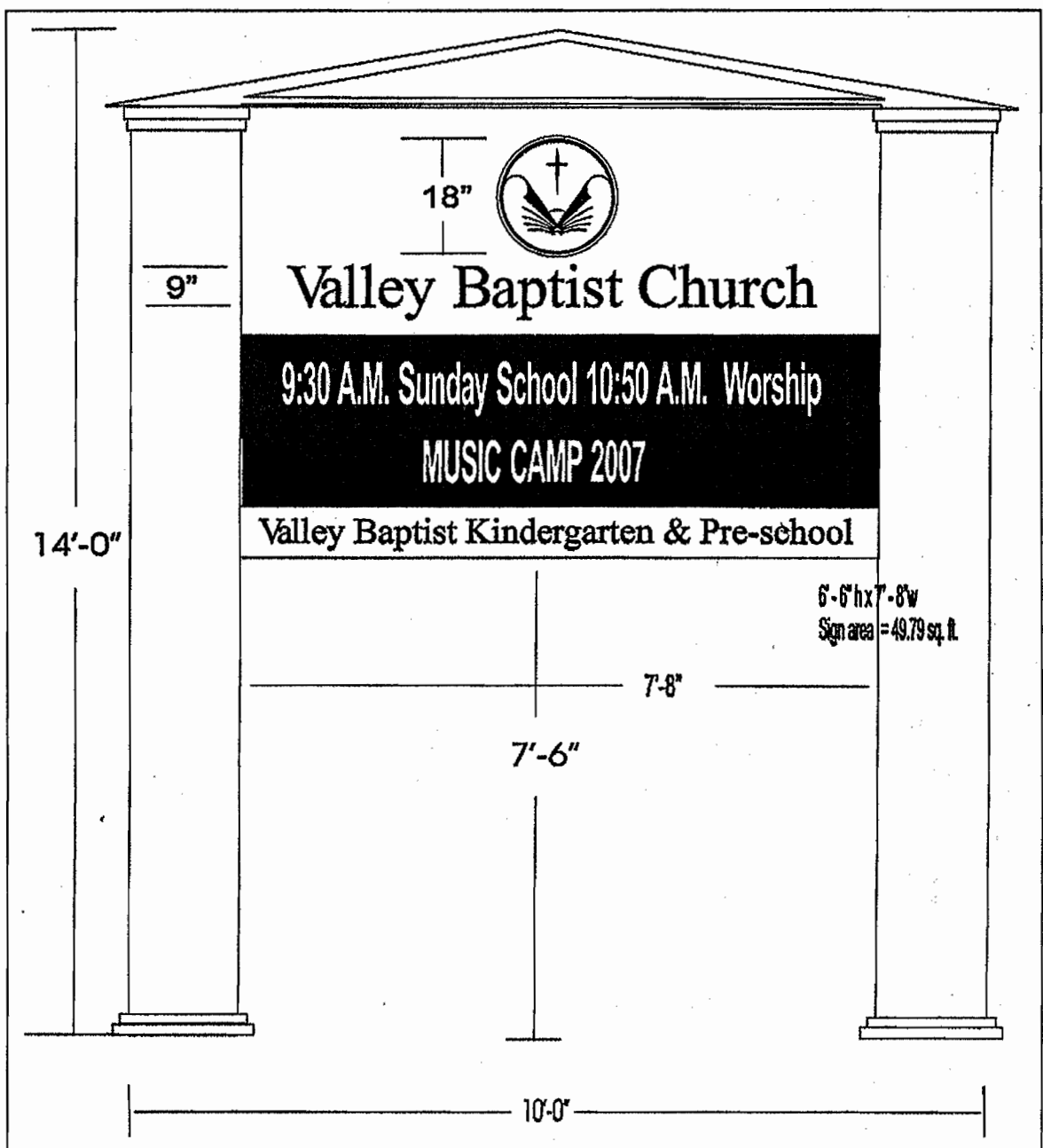
PETITIONER'S

EXHIBIT NO. 1

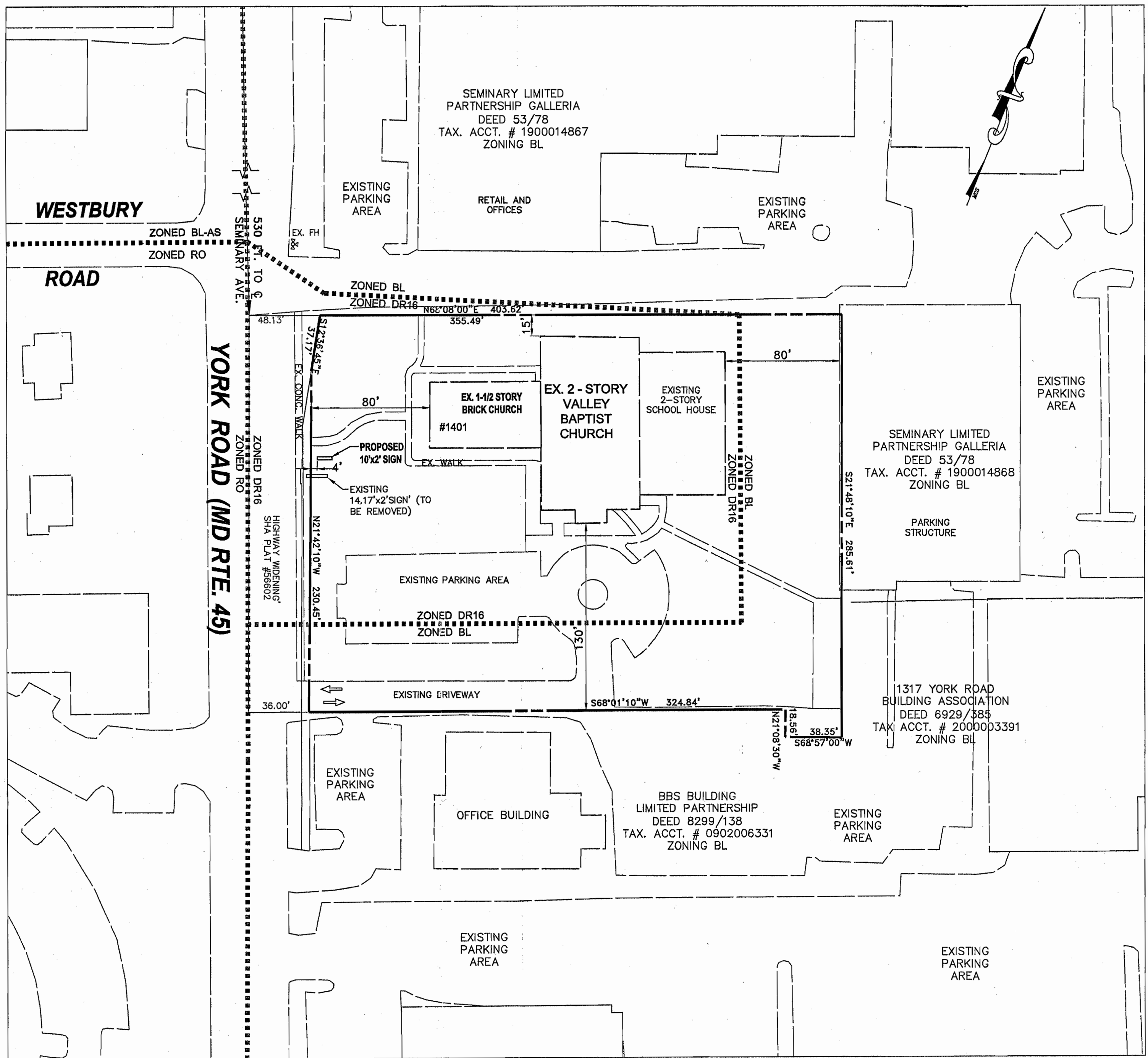


GENERAL NOTES

- OWNER: VALLEY BAPTIST CHURCH
1401 YORK ROAD
LUTHERVILLE, MD 21093
ATTN: HERSCH WELLMAN
TELE: (410)591-4172
- PROPERTY LOCATION: 1401 YORK ROAD
BALTIMORE COUNTY, MD
- DEED: Liber 2596 Folio 506
GROSS AREA: 108,480 SF ± = 2.49 AC±
NET AREA: 98,400 SF ± = 2.2 AC±
- ELECTION DISTRICT: 09
COUNCILMANIC DISTRICT: C-4
- TAX ACCOUNT: 0922001000
TAX MAP: 61, PLAT 118
- ZONING: D.R. 16 (1.4 AC±) AND BL (0.8 AC±) PER ZONING MAP # 61A3
- LAND USE: CHURCH WITH 280 SEATS
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- PREVIOUS COMMERCIAL PERMITS: B-239481
- PRIOR ZONING CASES: NONE KNOWN
- DEVELOPMENT PROCESS: DRG #07184E
- FLOOR AREA RATIO: = GROSS FLOOR AREA / GROSS SITE AREA
= 34,084 SF / 108,482 SF = 0.32



SIGN DETAIL
NOT TO SCALE



PLAN Scale: 1"=50'

PETITION FOR VARIANCE

VARIANCE FROM BCZR SECTION 450.4.1(a) TO PERMIT A CHANGEABLE COPY SIGN WITH AN AREA OF 50 S.F. IN LIEU OF THE PERMITTED 25 S.F. AND A HEIGHT OF 14 FT. IN LIEU OF THE PERMITTED 6 FT.

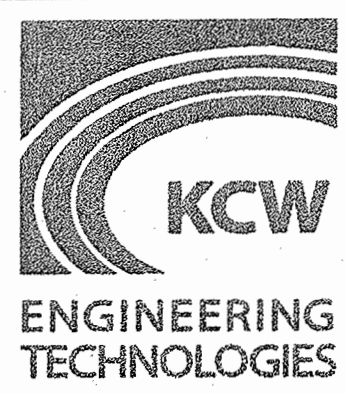
MARYLAND COORDINATE SYSTEM	
HORIZONTAL DATUM	NAD 83/91
VERTICAL DATUM	NAVD 88

ZONING CASE # 08-261-A

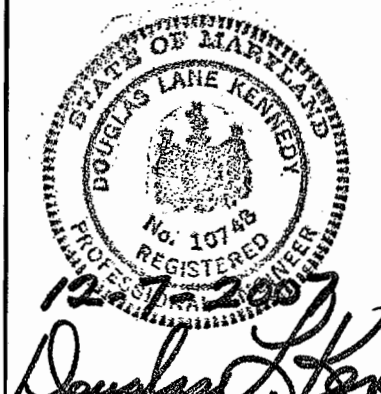
PLAN TO ACCOMPANY PETITION
FOR ZONING VARIANCE HEARING

VALLEY BAPTIST CHURCH
1401 YORK ROAD

BALTIMORE COUNTY, MARYLAND ELECTION DISTRICT 9, C-4



KCW Engineering Technologies, Inc.
810 Landmark Drive, Suite 215
Glen Burnie, MD 21061
Phone: 410.768.7700
Fax: 410.768.0200
www.kcw-et.com



Professional Certification.
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 10748. Expiration Date 01-02-2008.

DEVELOPER:

VALLEY BAPTIST CHURCH
1401 YORK ROAD
LUTHERVILLE, MD 21093
ATTN: HERSCH WELLMAN
TELE: (410)591-4172

REVISIONS	
DATE	DESCRIPTION

KCW J.O.:	2070872
SCALE:	1"=50'
DESIGNED:	SA
DRAWN:	SA
CHECKED:	DLK
DATE:	DEC. 7, 2007
DWG. NO.:	Z-101