

11-2014-0124-51



BALTIMORE COUNTY
DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS
111 WEST CHESAPEAKE AVENUE
TOWSON, MD 21204
410-887-3391

B
A 182684
The applicant is authorized to affirm that there are no current violations at this site pursuant to Section 112.7 BCC
Initials E

\$1200

SIGN USE PERMIT

Permit Fees are Non-Refundable; Make Check Payable to "Baltimore County, Maryland"

PROPERTY ADDRESS 11023 LIBERTY RD RANDALLSTOWN ZIP CODE 21133
BUSINESS NAME WARDS CHAPEL UNITED METHODIST CHURCH ZONING RCZ
OWNER'S NAME SAME PHONE NO. 410-922-6595 HISTORIC DISTRICT ☐ Yes ☐ No
MAILING ADDRESS SAME

APPLICANT/OWNER'S AGENT BRIDGET F. WETZEL PHONE NO. 410-303-0585
SIGN COMPANY NAME STEWART SIGNS PHONE NO. 888-551-8102
TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 02 23 000 510

☐ Temporary- Including Real Estate/Construction/Event Temporary Signs in the Last Year: ☐ Yes ☒ No

☐ Permanent ☒ Changeable Copy ☐ Wall ☐ Face Change Only ☐ Non-Illuminated

☒ Freestanding ☐ Pylon ☐ Monument ☐ Illuminated (separate electrical permit required)

Size: 5 feet x 10 feet = 50 square feet Height: 6 feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front _____, sides _____ and _____, and rear _____.

NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached; a site plan also must be attached for freestanding signs.

Table of Sign Regulations: 450.4. Attachment 1, 1.- An Electronic Changeable Copy Sign may only have a maximum Frequency of one instantaneous message change per 15 second cycle.

450.6.B.3 Changeable copy signs must operate at a constant intensity and not give the appearance of movement by flashing, blinking, strobing, scrolling, oscillating, or alternating lights.

PROHIBITIONS: including roof signs (Sections 450.5.B.7 and 450.6.A, Baltimore County Zoning Regulations):

1. Signs cannot impair motorist's clear view of traffic or government signs. All signs are subject to Section 102.5, BCZR.
2. Signs cannot imitate or resemble government signs, except for private traffic control and notice signs.
3. Signs cannot be placed in or project into or above street right of way or governmental property.
4. Sign or framework cannot obstruct window or opening for light and air or access to building, fire hydrant, or stand pipe.
5. Vehicle cannot be parked for the purpose of displaying an attached sign.
6. Except for flags exempted, flags, pennants, ribbons, streamers, tethered balloons, laser projections, and similar objects are prohibited.
7. Portable signs are prohibited, except for A-frame and sandwich board signs issued a use permit in B.M. - C.T. zones.
8. There can be no display or simulation of moving parts or message, except for an outdoor advertising sign with tri-vision, a changeable copy sign, or a thermometer, barometer, weather vane, barber pole, or clock.
9. No sign may emit sound

Work Description (including number of signs, special conditions, materials, locations and size):

Double Sided Monument Sign
2019-0195-A

CORNER LOT ☐

OWNER/AGENT CERTIFICATION

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the above are true and further agree to locate the proposed sign such that it will not violate Baltimore County laws and regulations.

Signature _____ Date _____ Print/Type Name _____

☐ Require Planning Signature _____ Date _____

Copies: White-Office; Yellow- Applicant (keep this Copy for your permanent records)

REV 10/14

Authority under Section 500.4, BCZR PAI Approval (SIGN ONLY)
Larry Chen gh 4/25/
Signature Initials Date

IN RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
(11023 Liberty Road)		
2 nd Election District	*	OF ADMINISTRATIVE
4 th Council District		
Wards Chapel United Methodist Church	*	HEARINGS FOR
<i>Legal Owner</i>		
Petitioner	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0195-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by Wards Chapel United Methodist Church, legal owner of the subject property (“Petitioner”). Petitioner is requesting variance relief from Section 450.1 of the Baltimore County Zoning Regulations (“BCZR”) to permit a manual changeable copy sign with a total square footage of 50 sq. ft. in lieu of the maximum 25 sq. ft. A site plan was marked as Petitioner’s Exhibit 1.

Bridget Wetzel appeared in support of the petition. Mike Pierce attended the hearing to obtain additional information regarding the request. The Petition was advertised and posted as required by the BCZR. No substantive Zoning Advisory Committee (“ZAC”) comments were received from any of the county reviewing agencies.

The site is approximately 2.4 acres in size and is zoned RC-2. The property is improved with a historic church and a child care center. Petitioner received a donation from a parishioner and proposes to install a new double sided sign on the property. The existing double-sided sign will be removed and the new sign will be installed in the same location.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

The property has an irregular shape and is also historic. As such the property is unique. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because it would be unable to replace the existing sign. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the absence of County and/or community opposition.

The BCZR permits one freestanding changeable copy sign (as is proposed in the petition) when accessory to an institutional (i.e., church) structure or use. Petitioner also has on the site a ground-mounted, stone monument sign with the name of the church; "Wards Chapel United Methodist Church." I believe this existing sign, which is located to the west of the proposed changeable copy sign, is permitted as an identification and/or memorial sign. In either instance, no zoning relief is required for the existing "Monumental Sign" shown on the site plan.

THEREFORE, IT IS ORDERED, this 21st day of **March, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 450.1 of the Baltimore County Zoning Regulations ("BCZR") to permit a manual changeable copy sign with a total square footage of 50 sq. ft. in lieu of the maximum 25 sq. ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.

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

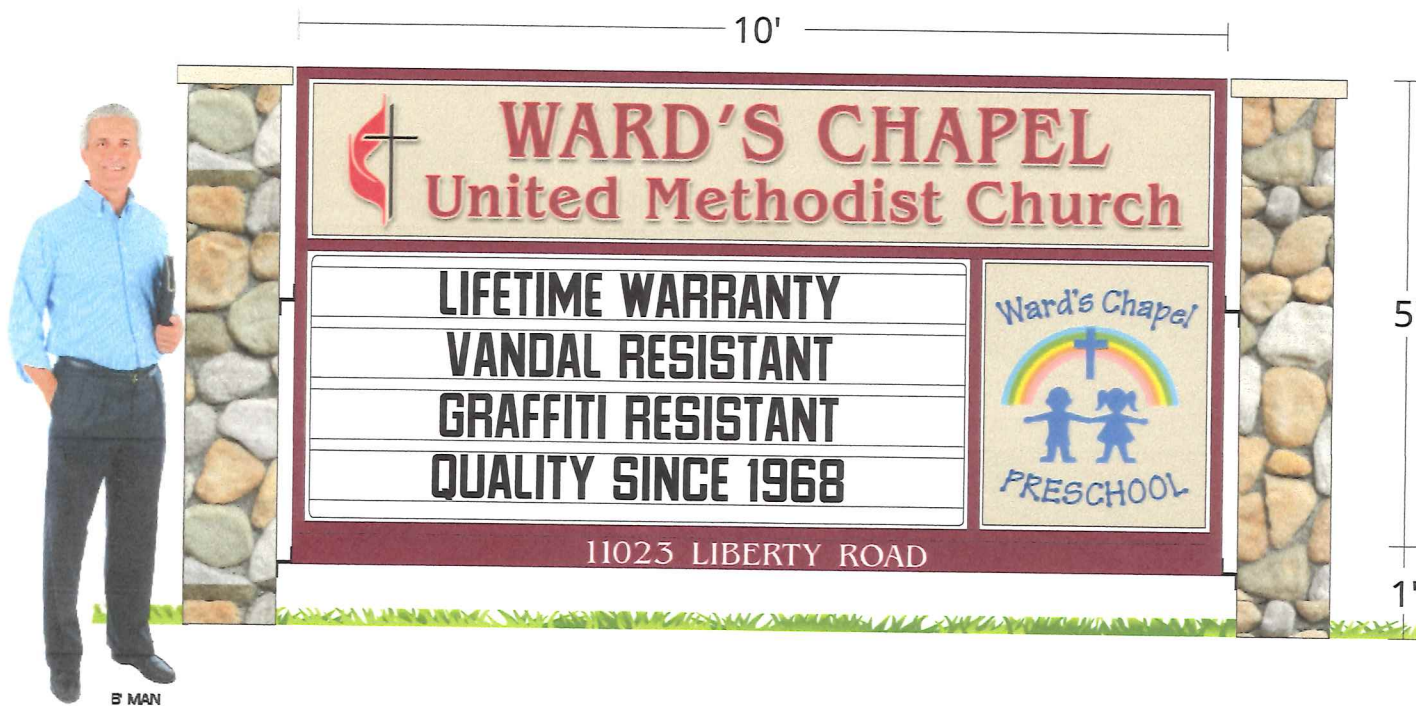


JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:sln:dlw



Endorsed Supplier for
THE UNITED METHODIST CHURCH



WITNESS 510, Cabinet Only CABINET SIZE: 5'x10' 4 LINES OF 6" TRACKING

Header Vinyl: Photoreal

Paint Color: Burgundy

Approved as shown:

Text Color:

Draft: White

Sign _____

Text on Beam: 6" Reflective White

Date _____

GRAPHICS DISCLAIMER: This custom artwork is not intended to provide an exact match for ink, vinyl, paint, or LED color. Brickwork, masonry and landscaping are not included in the proposal. Measurements shown are approximations; dimensions of final product may vary. LED images shown are simulated to replicate optimum viewing distance.

Your sign was designed for an illuminated graphic. Sketches are based off of this premise. Non-illumination during daylight hours may result in graphics of varying appearance.

Approved with listed changes:

Sign _____

Date _____



stewart signs
America's Premier Sign Company

1/2"=1' (200)
Sk: 917770-1c
Cust: 1054729
11/6/2018
O/cBrumby
PROPOSAL

ORIGINAL DESIGN DO NOT DUPLICATE

PH. 1-800-237-3928 FAX 1-800-485-4280



Permits, Approvals & Inspections

111 W. Chesapeake Avenue
Towson, MD 21204

Report Generated On:
4/25/2019

Permit Processing Commercial Permit & Development Report

Page 1 of 1

Property Information

Tax Account Number: 0223000510

Election District: 2

Owner Name(s): WARDS CHAPEL METHODIST CHURCH

Address:

RANDALLSTOWN, MD 21133

Premise Address: LIBERTY RD

PDM #:

Zoning District(s): RC 2

Elevation Range: 578ft - 602ft

Affected Overlays

Instructions: Begin review process with Zoning Review, Room 111

Contact Agency

Potential Overlay Issues

Growth Tier 4: No New Subdivisions of 4 or More Additional Lots

DEPS-Sed. Control

Jefferson Building
4th Floor

Phone: 410-887-3226

Note: All Razing Permits must be sent to Sediment Control for review.

PAI-Public Services

County Office Building
Room 119

Phone: 410-887-3751

Note: All permits for Grading, New Buildings & Building Additions must be sent to Public Services.

Zoning Review

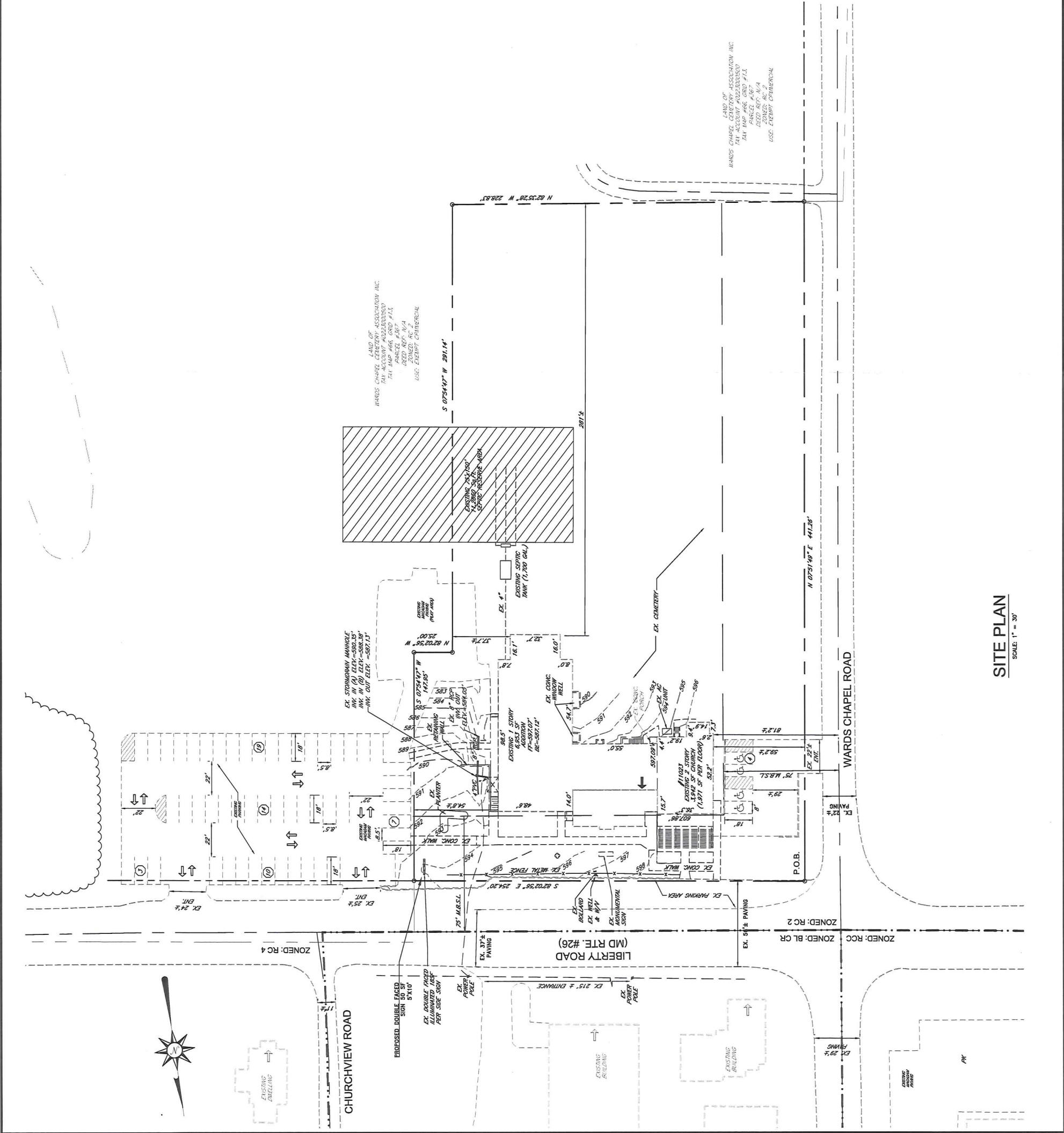
County Office Building
Room 111

Phone: 410-887-3391

Zoning Cases: 1976-0006-A; 2013-0162-A; 2019-0195-A

URDL (Outside)

New Com Bldg	Interior Alts.	Add / Ext. Alts.	Piers/Pillings	Grading/SW	Tanks	Ret. Walls/Bulk	Razing	Chg. of Occup.	Tower Antenna	Signs	Elect. & Plumb	Agency Acknowledgment Initial & Date
X	X	X	X	X	X			X	X	X		
										X		



LOCATION MAP

SCALE: 1" = 1000'

GENERAL NOTES:

- OWNER: WARDS CHAPEL METHODIST CHURCH
11023 LIBERTY ROAD
RANDALLSTOWN, MARYLAND 21133
- GROSS: 123,210 SF or 2.83 Ac.±
NET: 104,504 SF or 2.40 Ac.±
- DEED REF: N/A
- TAX MAP #66, GRID #13, PARCEL #368
- COUNCILMANIC DISTRICT: 4th
- ZONING: RC 2
- ZONING HISTORY:
1) CASE #76-6-A; PETITION TO REQUEST A VARIANCE
2) FROM THE ZONING MAP TO REQUEST A VARIANCE OF 24 FEET IN LIEU OF THE REQUIRED 100 FEET
3) APPROVED ON JULY 16TH 1975.
4) CASE #146-2-A; PETITION TO REQUEST A VARIANCE TO PERMIT FRONT YARD SETBACK OF 65 FEET TO THE CENTERLINE OF THE STREET AND 32.5 FEET TO THE FRONT PROPERTY LINE IN LIEU OF THE REQUIRED 100 FEET SETBACK RESTRICTION.
5) GRANTED ON MARCH 29TH 2013.
- NO KNOWN PRIOR PERMITS ON FILE NOT HISTORIC.
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- EXISTING CHURCH
- PROPOSED: NO CHANGE
- PROPOSED: 2" DEEP PERMANENT WELL AND SEPTIC
- SITE LIES WITHIN ZONE "X" OF FLOOD INSURANCE RATE MAP (FIRM) PANEL #240100215 F PANEL 215 OF 590 DATED AUGUST 26, 2008.
- THE SITE IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- EXISTING: 6,953 + (2x1,971)=10,895 SF
PROPOSED: 1,650 + (2x1,259)=4,162 SF
TOTAL BUILDING AREA: 10,895+4,162=15,057 SF
EXISTING: 10,895 SF
EX: 10,895/123,210= 0.09
PROP.: 15,057/123,210= 0.12
- HEIGHT NOT TO EXCEED 35' TO CONFORM TO THE BALTIMORE COUNTY ZONING REGULATIONS (BCZR)
- SETBACKS REQUIRED FOR RC 2 ZONE: PROVIDED STREET 65'-0" FROM CL RD PROVIDED STREET 32.5'-0" FROM CL RD (SEE NOTE #8)
- **PER CASE #2013-0162-A (SEE NOTE #8)
228 SEATS = 57 SPACES
PROVIDED: 57 SPACES (14% HANDICAPPED, 53 STANDARD)
BASED SERVICE MAP DEFICIENT (V/N) NOTE
- TYPE: N
SEWER: N
WATER: N
TRANSPORTATION: N

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY SIGN PERMIT
FOR

WARDS CHAPEL
METHODIST CHURCH
11023 LIBERTY ROAD
(U.S. ROUTE #26)

RANDALLSTOWN, MARYLAND 21133

2ND ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

REVISIONS	DATE	JOB NO.	SCALE
	12-4-18	12118	AS SHOWN
			SHEET NO.: 1 OF 1