

M E M O R A N D U M

DATE: September 13, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0308-A - Appeal Period Expired

The appeal period for the above-referenced case expired on September 12, 2019. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlw

c: Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE
(2927 Cub Hill Road)

9th Election District
3rd Council District

Cub Hill Bible Presbyterian Church
Petitioner

*
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*
*
*

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2019-0308-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for consideration of a Petition for Variance filed on behalf of Cub Hill Bible Presbyterian Church, LLC, legal owner, ("Petitioner"). A Petition for Variance was filed pursuant to § 450 Sign Table 6.A of the Baltimore County Zoning Regulations ("BCZR") to permit an identification sign 52 sq. ft. in size in lieu of the permitted 25 sq. ft., and 10 ft. in height in lieu of the permitted 6 ft. A site plan was marked and accepted into evidence as Petitioner's Exhibit 1.

Pastor David Lewis and professional engineer Patrick C. Richardson with Richardson Engineering appeared in support of the request. Alfred L. Brennan, Esq. represented the Petitioner. There were no protestants or interested citizens in attendance. 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 subject property is 163,036 sq. ft. (3.74 acres) and is split-zoned DR 3.5, DR 5.5 and RO. The property is improved with a 1-½ story single-family dwelling (known as 10040 Harford Road) and a 2-story church building with a large parking lot adjacent to the church. The church's existing sign is old and in need of an update. Petitioner proposes to install a new sign along the Harford Road frontage. The sign would have an electronic changeable copy component which

ORDER RECEIVED FOR FILING

Date 8-13-19

By DS

would allow the church to publicize its special events and other messages. The State Highway Administration did not object to the size of the sign or its location along Harford Road (Md. Rt. 147).

VARIANCE

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 is larger than most other parcels in the area and it has an irregular shape. As such, the property is unique. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because it would be unable to provide adequate "way finding" signage. 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 lack of County and/or community opposition.

THEREFORE, IT IS ORDERED this 13th day of **August, 2019**, by this Administrative Law Judge, that the Petition for Variance seeking relief from § 450 Sign Table 6.A of the Baltimore County Zoning Regulations ("BCZR") to permit an identification sign 52 sq. ft. in size in lieu of the permitted 25 sq. ft., and 10 ft. in height in lieu of the permitted 6 ft., be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date 8-13-19

By [Signature]

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.
2. In addition to the other requirements set forth in BCZR § 450, the electronic changeable copy portion of the proposed sign may not display video, flashing, blinking, strobing or scrolling messages or images, and the message may only have a maximum frequency of one change per 15-second cycle.

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:dlw

ORDER RECEIVED FOR FILING

Date 8-13-19

By 192



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 2927 CUB HILL ROAD which is presently zoned DR-3.5
 Deed References: SEE ATTACHMENT 10 Digit Tax Account # SEE ATTACHMENT
 Property Owner(s) Printed Name(s) CUB HILL BIBLE PRESBYTERIAN CHURCH

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☐ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for
3. ☒ a Variance from Section(s) 450. SIGN TABLE 6.A TO PERMIT AN IDENTIFICATION SIGN OF 52 SF IN LIEU OF THE PERMITTED 25 SF AND 10' IN HEIGHT IN LIEU OF THE PERMITTED 6'

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

Zip Code

Telephone #

Email Address

.COM

Legal Owners (Petitioners):

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

.NET

CASE NUMBER 2019-0308-A

Filing Date 4/3/19

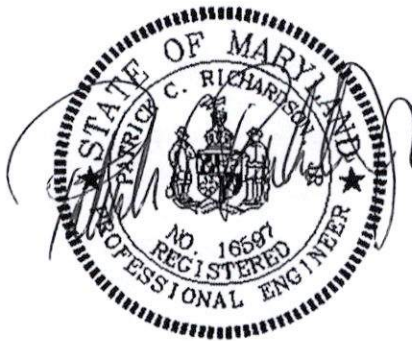
Do Not Schedule Dates: _____

Reviewer CF

**ZONING DESCRIPTION FOR
2927 CUB HILL ROAD
CUB HILL BIBLE PRESBYTERIAN
9TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the Northwest side of Harford Road, (MD 147), 50 feet wide right-of-way; at a distance of 45' +/- Southwest of the centerline of Cub Hill Road, which is 50 feet wide right-of-way; thence binding on said Northwest side of Harford Road and running the following courses and distances, (1) South 30 degrees 43 minutes 3 seconds West 300.03 feet, (2) North 52 degrees 7 minutes 27 seconds West 311.3 feet, (3) North 36 degrees 19 minutes 47 seconds East 137.62 feet, (4) North 49 degrees 36 minutes 30 seconds West 151.77 feet, (5) North 36 degrees 18 minutes 47 seconds East 279.87 feet, (6) South 39 degrees 13 minutes 2 seconds East 360.78 feet, (7) South 47 degrees 50 minutes 18 seconds West 9.68 feet, (8) South 38 degrees 56 minutes 13 seconds East 75.12 feet, (9) South 2 degrees 37 minutes 40 seconds West 23.34 feet to the point of beginning.

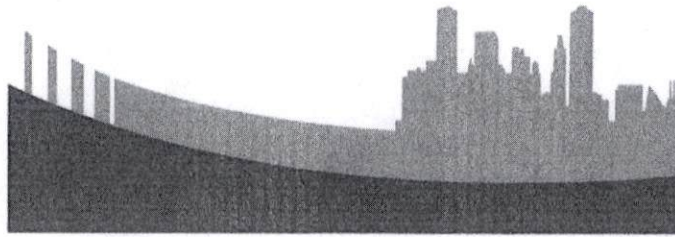
Containing a net area of 144,081 square feet, or 3.31 acres of land, more or less.



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 NUMBER 16597,
EXPIRATION DATE: 08-15-2019

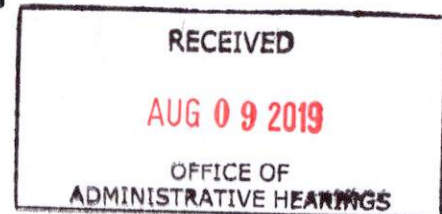
2019-0308-A



CERTIFICATE OF POSTING

July 22, 2019 (amended August 8, 2019)

Re:
Zoning Case No. 2019-0308-A
Legal Owner: Cub Hill Bible Presbyterian Church
Hearing date: August 12, 2019



Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **2927 Cub Hill Road**.

The signs were posted on **July 22, 2019**.

The signs were inspected again on **August 8, 2019**.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

ZONING NOTICE

CASE NO. 2019-0308-A

2927 Cub Hill Road

A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE
IN TOWSON MARYLAND

PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD 21204

DATE & TIME: Monday August 12, 2019 1:30 PM

REQUEST:

**VARIANCE TO PERMIT AN IDENTIFICATION SIGN OF
52 SQ. FT. IN LIEU OF THE PERMITTED 25 SQ. FT.
AND 10 FT. IN HEIGHT IN LIEU OF THE PERMITTED
6 FT.**

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3391.

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

THE HEARING IS HANDICAPPED ACCESSIBLE

RECEIVED
AUG 09 2019
OFFICE OF
ADMINISTRATIVE HEARINGS

ZONING NOTICE

CASE NO. 2019-0308-A

2927 Cub Hill Road

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OFFICE OF
ADMINISTRATIVE HEARINGS

AUG 09 2019

RECEIVED



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

July 16, 2019

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2019-0308-A

2927 Cub Hill Road

Northwest of Harford Road, 45 ft. southwest of Cub Hill Road

9th Election District – 3rd Councilmanic District

Legal Owners: Cub Hill Bible Presbyterian Church, Pastor David Lewis

Variance to permit an identification sign of 52 sq. ft. in lieu of the permitted 25 sq. ft. and 10 ft. in height in lieu of the permitted 6 ft.

Hearing: Monday, August 12, 2019 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Al Brennan, 825 Eastern Avenue, Baltimore 21221
Pastor David Lewis, 2927 Cub Hill Road, Baltimore 21234
Richardson Engineering, 30 E. Padonia Road, Ste. 500, Timonium 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JULY 23, 2019.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: THE DAILY RECORD
Tuesday, July 23, 2019 - Issue

Please forward billing to:
Pastor David Lewis
Cub Hill Presbyterian Church
2927 Cub Hill Road
Baltimore, MD 21234

410-661-9419

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2019-0308-A

2927 Cub Hill Road

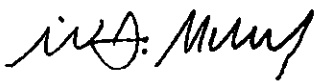
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105 West Chesapeake Avenue, Towson 21204



Michael Mallinoff
Director of Permits, Approvals and Inspections for Baltimore County

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

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
2927 Cub Hill Road; NW of Harford Road, *
45' SW of Cub Hill Road * OF ADMINISTRATIVE
9th Election & 3rd Councilmanic Districts *
Legal Owner(s): Cub Hill Bible Presbyterian * HEARINGS FOR
Church by Pastor David Lewis *
Petitioner(s) * BALTIMORE COUNTY
* 2019-308-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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.

RECEIVED
MAY 08 2019

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

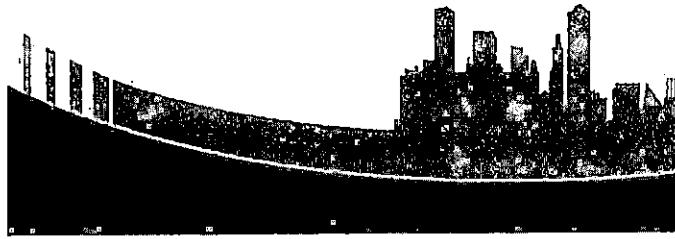
CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 8th day of May, 2019, a copy of the foregoing Entry of Appearance was mailed to Richardson Engineering, LLC, 30 E. Padonia Road, Suite 500, Timonium, Maryland 21093 and Al Brennan, Brennan & Brennan, 825 Eastern Avenue, Baltimore, Maryland 21221, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



CERTIFICATE OF POSTING

July 22, 2019 (amended _____)

Re:

Zoning Case No. 2019-0308-A

Legal Owner: Cub Hill Bible Presbyterian Church

Hearing date: August 12, 2019

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at 2927 Cub Hill Road.

The signs were posted on July 22, 2019.

The signs were inspected again on _____.

Sincerely,

Bruce E. Doak

MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

ZONING NOTICE

CASE NO. 2019-0308-A

2927 Cub Hill Road

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IN TOWSON MARYLAND**

**PLACE: Room 205 JEFFERSON BUILDING
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DATE & TIME: Monday August 12, 2019 1:30 PM

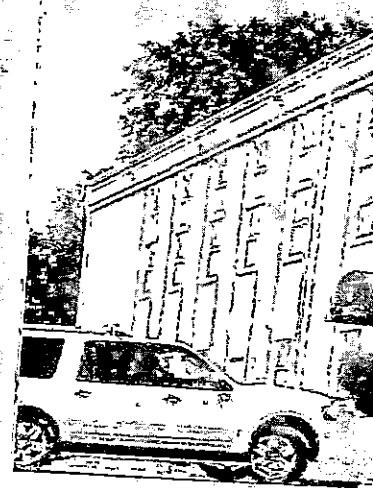
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**POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3391.**

**DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER
PENALTY OF LAW.**

THE HEARING IS HANDICAPPED ACCESSIBLE



ZONING NOTICE

CASE NO. 2019-0308-A

2927 Cub Hill Road

**A PUBLIC HEARING WILL BE HELD BY THE
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IN TOWSON MARYLAND**

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THE HEARING IS HANDICAPPED ACCESSIBLE

The Daily Record

11 East Saratoga Street

Baltimore, MD 21202-2199

(443) 524-8100

<http://www.thedailyrecord.com>

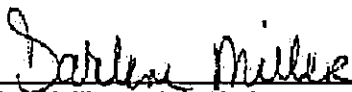
PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

7/23/2019

Order #: 11770382
Case #: 2019-0308-A
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2019-0308-A



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County NOTICE OF ZONING HEARING The Administrative Law Judge 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: 2019-0308-A 2927 Cub Hill Road Northwest of Harford Road, 45 ft. southwest of Cub Hill Road 9th Election District - 3rd Councilmanic District Legal Owners: Cub Hill Bible Presbyterian Church, Pastor David Lewis Variance to permit an identification sign of 52 sq. ft. in lieu of the permitted 25 sq. ft. and 10 ft. in height in lieu of the permitted 6 ft. Hearing: Monday, August 12, 2019 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204 Michael Mallinoff Director of Permits, Approvals and Inspections for Baltimore County NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE. FOR SPECIAL ACCOMMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868. (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391. jy23

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

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: 2019-0308-A
Petitioner: CVB HILL BIBLE PRESBYTERIAN CHURCH
Address or Location: 2927 CVB HILL ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: CVB HILL PRESBYTERIAN CHURCH
Address: 2927 CVB HILL RD
BALTIMORE, MD 21234
Telephone Number: 410-661-9419

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **182690**

PAID RECEIPT

Date: **4-30-19**

BUSINESS ACTUAL TIME DRM
 4/30/2019 4/30/2019 09:18:39 3

REG 4503 WALKIN CAM
 >>RECEIPT # 006118 4/30/2019 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					500.00

Dept 5 528 ZONING VERIFICATION
 CR NO. 182690

Recpt Tot \$ 500.00
 500.00 CK .00 CA
 Baltimore County, Maryland

Total: **500.00**

Rec

From: **Variance - Sign - Free-standing**

For:

**2927 Cub H. 11 2 &
 Cub H. 11 B. 11e Presbyterian church**

2019-0308-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

August 08, 2019

Al Brennan
825 Eastern Avenue
Baltimore MD 21221

RE: Case Number: 2019-0308-A, 2927 Cur Hill Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 30, 2019. 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,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Richardson Engineering LLC 30 E. Padonia Road Suite 500 Timonium MD 21093
Pastor David Lewis 2927 Cub Hill Road Baltimore MD 21234

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 5/6/19

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

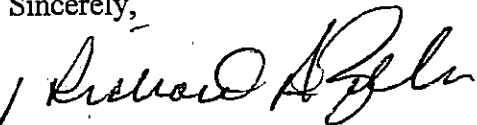
Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2019-0308-A

*Variance -
Cub Hill Bible Presbyterian Church
2927 Cub Hill Road*

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

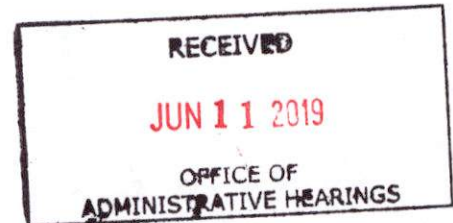
BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-308

DATE: 6/6/2019



INFORMATION:

Property Address: 2927 Cub Hill Road
Petitioner: Pastor David Lewis
Zoning: DR 3.5
Requested Action: Variance

The Department of Planning has reviewed the petition for variance to permit an identification sign of 52 square feet in lieu of the permitted 25 square feet and 10 feet in height in lieu of the permitted 6 feet.

A site visit was conducted on May 13, 2019. There are two identification signs, the one on Harford Road is to be replaced.

The Department does not object to granting the petitioned zoning relief conditioned upon the following:

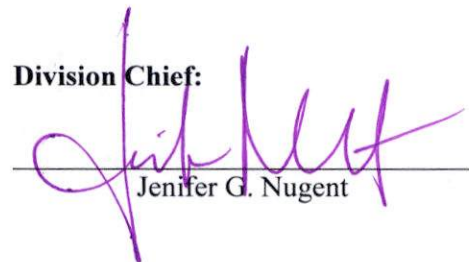
- The new identification sign message will not be designed for LED.

For further information concerning the matters stated herein, please contact Taylor Bensley at 410-887-3480.

Prepared by:


Jessie Bialek

Division Chief:


Jennifer G. Nugent

CPG/JGN/JAB/

c: Taylor Bensley
Patrick C. Richardson, Jr., Richardson Engineering, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

RECEIVED
MAY 1 1964
OFFICE OF
ADMINISTRATIVE SERVICES

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: May 7, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0308-A
Address 2927 Cub Hill Road
(Cub Hill Bible Presbyterian Church
Property)

Zoning Advisory Committee Meeting of **May 13, 2019.**

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford



CASE NAME 2019-308-A
CASE NUMBER _____
DATE 8-12-2019

[illegible]

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>5-6</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>7-23-19</u>	<u>Daily Record</u>
SIGN POSTING (1 st)	Date: <u>7-22-19</u>	by <u>Doak</u>
SIGN POSTING (2 nd)	Date: <u>8-8-19</u>	by <u>"</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any. Missing 2nd cert. for sign posting - left v.m. for Bruce Doak 8/9 @ 10:50 AM ✓ Rec'd 8/9 10:59 AM



PETITIONER'S

EXHIBIT NO. 2

Untitled Map

Harford Road and Cub Hill Roads

Legend



Google Earth

©2018 Google

©2019 Google

8.21 ft

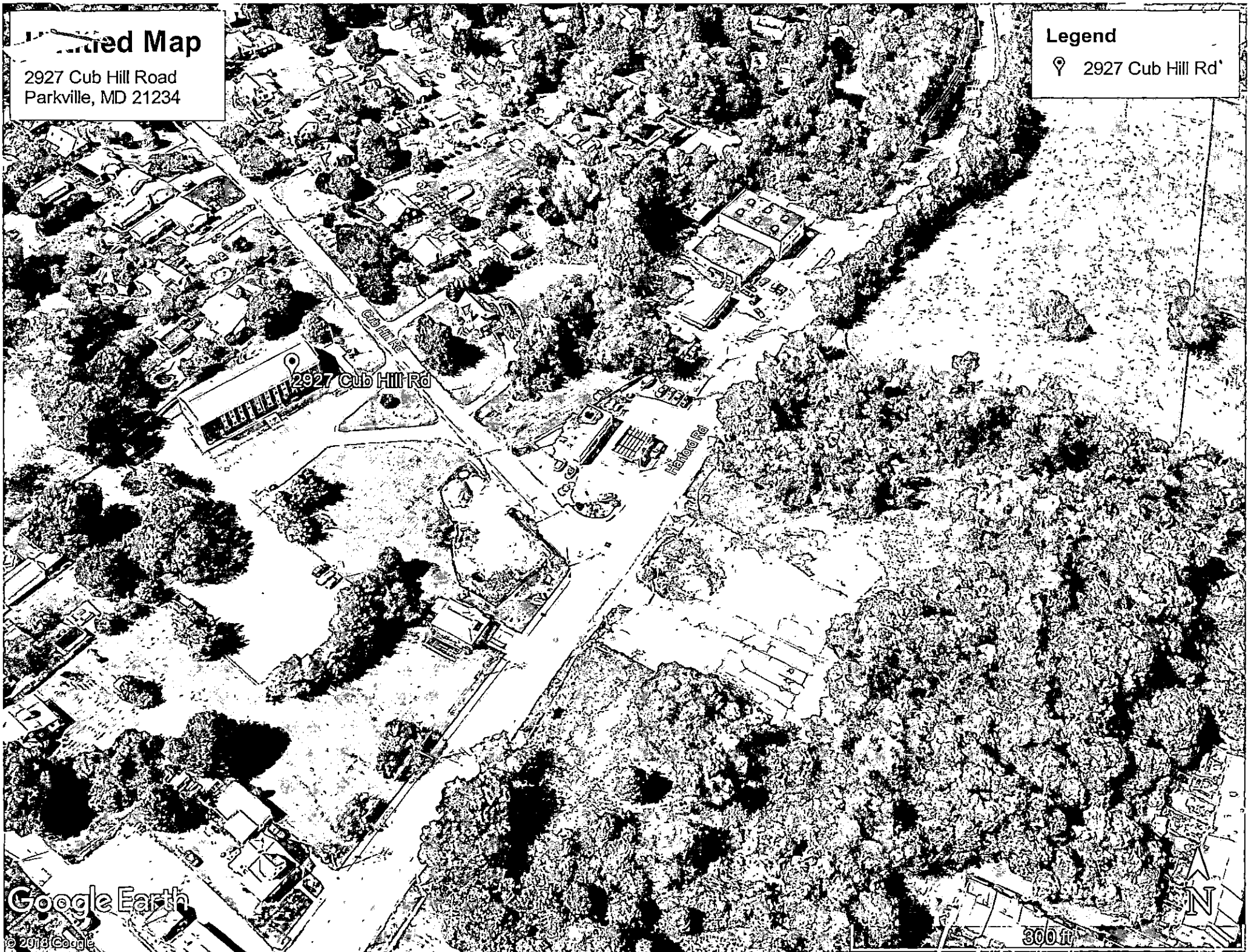


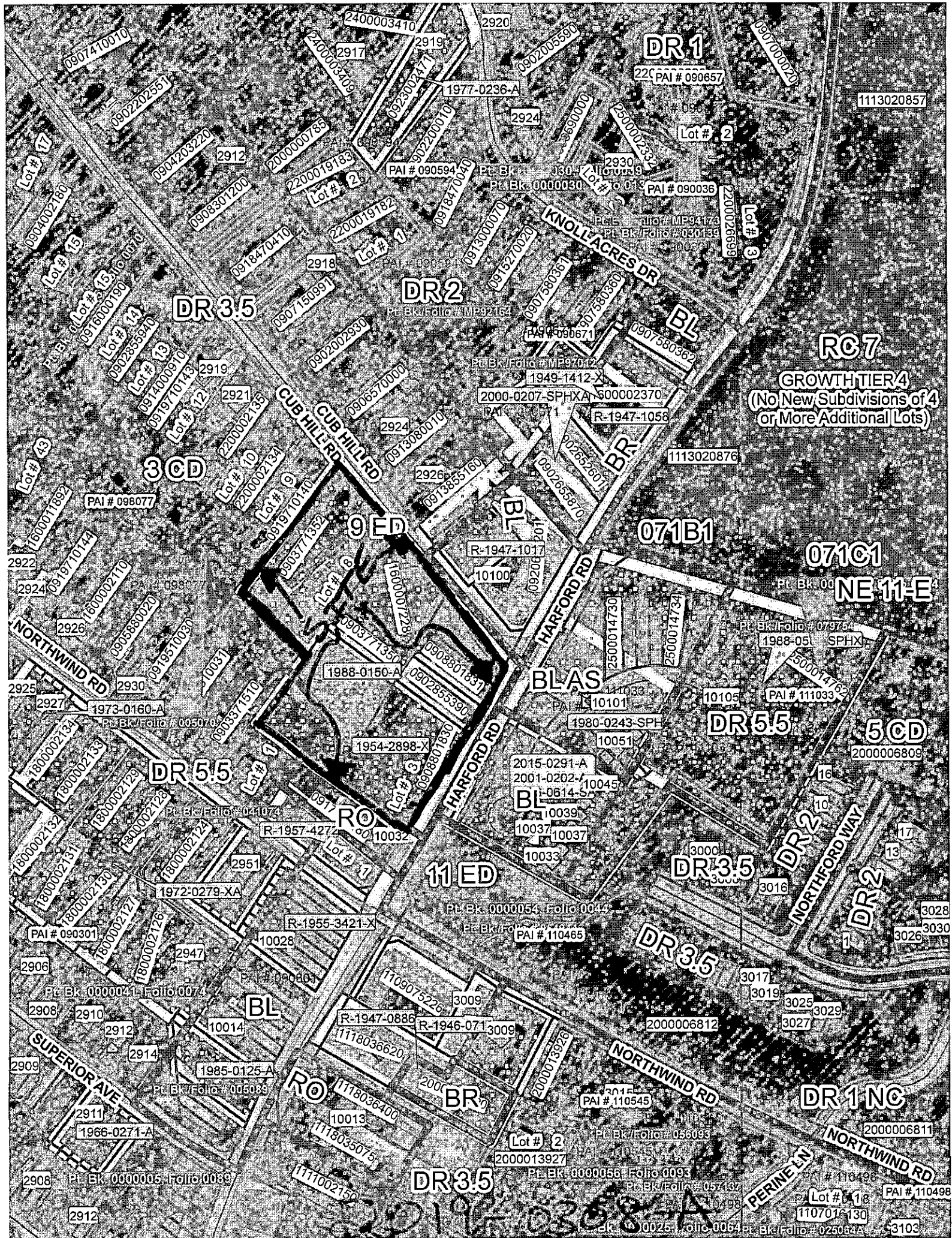
Map

2927 Cub Hill Road
Parkville, MD 21234

Legend

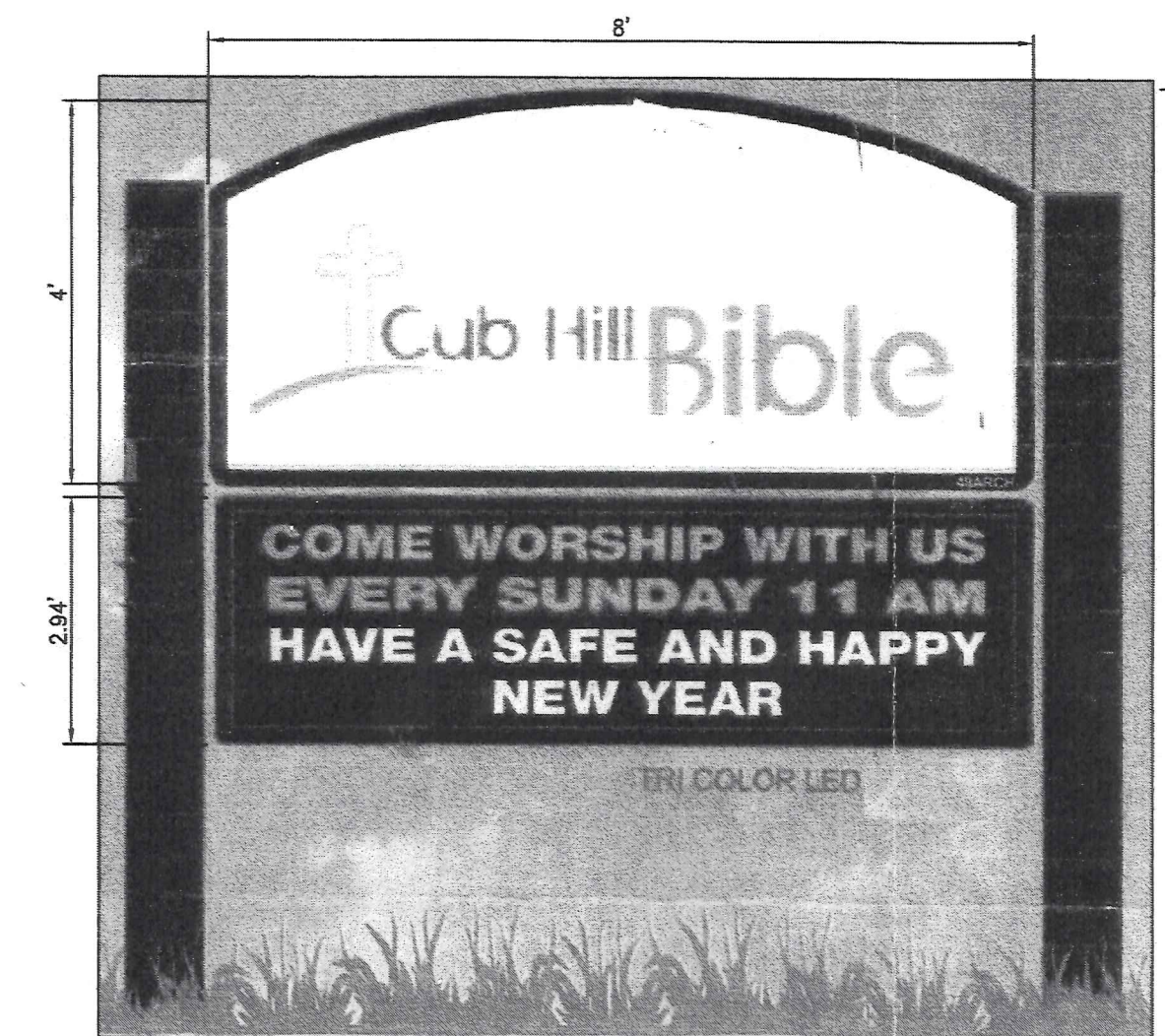
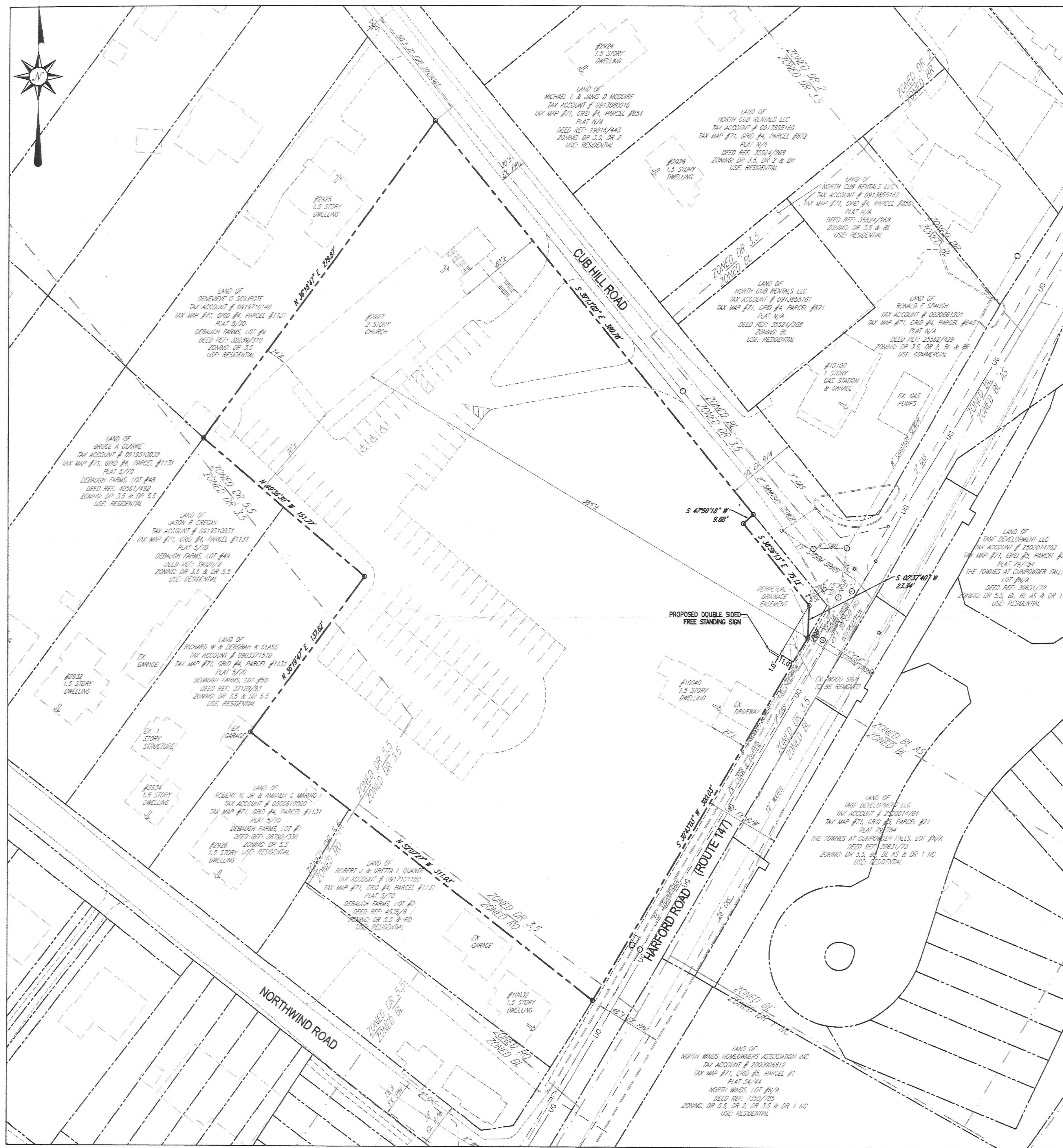
📍 2927 Cub Hill Rd



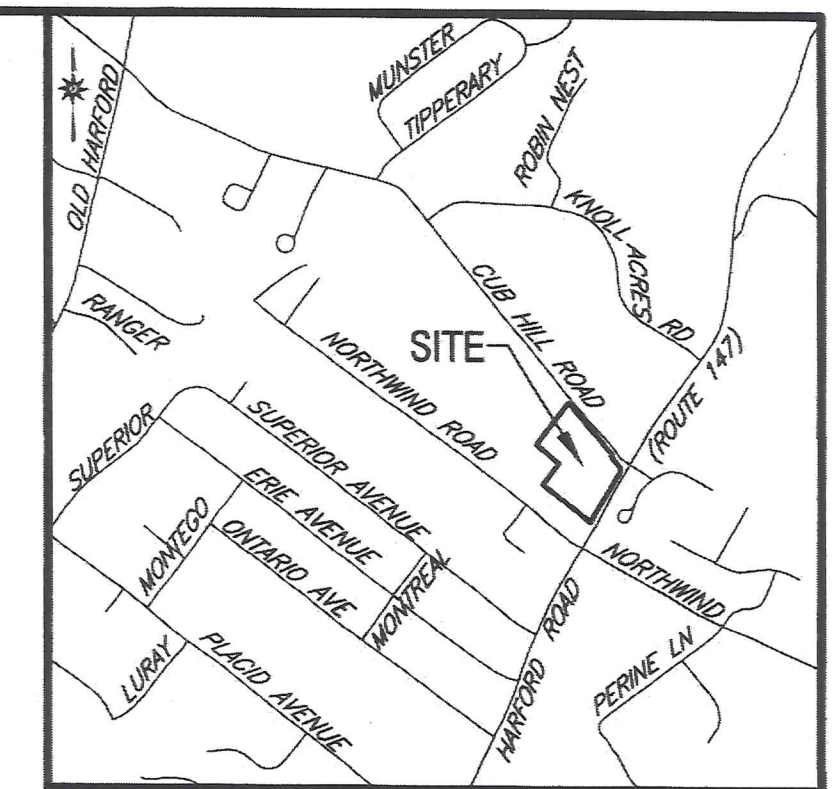




4-4-80 - P. 100



SIGN DETAIL
NTS



LOCATION MAP
SCALE: 1" = 1000'

GENERAL NOTES:

- OWNER: CUB HILL BIBLE PRESBYTERIAN CHURCH 2927 CUB HILL ROAD BALTIMORE, MD. 21234
- SITE AREA: GROSS: 163,063 Sq.Ft. or 3.74 Ac.± NET: 144,081 Sq.Ft. or 3.31 Ac.±
- EXISTING BUILDING AREA: CHURCH: 5,065 Sq.Ft. DWELLING: 1,425 Sq.Ft.
- UTILITIES: PUBLIC WATER PUBLIC SEWER
- DEED REF: 4563/190, 5287/331, 6874/674, 8341/236
- TAX ACCOUNT: #0903771352, #1600007227, #0908801830, #1600007228, #0908801831, #0903771350, & #0902853390
- COUNCILMANIC DISTRICT: 3RD
- REGIONAL PLANNING DISTRICT: PARKVILLE
- CENSUS TRACT: 4922
- WATERSHED: LOWER GUNPOWDER FALLS
- EXISTING ZONING: DR 3.5, DR 5.5, & RO (PER 200 SCALE GIS TILE # 07181)
- TAX MAP #71, GRID #4, PARCEL #131, DEBAUGH FARMS, LOTS #3, 4, 5, 6, 7, 8, & 8A.
- PLAT REF: 5-70
- PRIOR PERMITS ON FILE: B006598; CONSTRUCT A 1 STORY ADDITION WITH BASEMENT ON REAR OF EXISTING CHURCH.
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THE SITE DOES NOT LIE WITHIN THE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) PANEL 240100270F, DATED SEPTEMBER 26, 2008.
- THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.
- BASIC SERVICE MAPS (2018)
- TYPE DEFICIENT (Y/N) NOTE
WATER N -
SEWER N -
TRANSPORTATION N LOS D ZONE
- PREVIOUS ZONING CASES ON FILE: 1988-0150-A; REQUEST FOR VARIANCE OF 14' SIDE YARD SETBACK IN LIEU OF REQUIRED 20'; GRANTED DECEMBER 3, 1987.
- ANY PROPOSED SIGNS ARE TO CONFORM TO THE BALTIMORE COUNTY ZONING REGULATIONS (BCZR).
- FREE STANDING STATIC AND TRI COLOR ELECTRONIC MESSAGE CENTER DOUBLE FACE SIGN. 52 SF AREA (PER SIDE)
DIMENSIONS: HEIGHT LENGTH
STATIC 4' 8'
ELECTRONIC 2.94' 8'
- SIGNS MUST DISPLAY AT A CONSTANT INTENSITY AND MAY NOT FLASH, BLINK, SCROLL, STROBE, OR DISPLAY MOTION OR VIDEO.
- SETBACKS FOR DR 3.5 ZONE
TYPE REQUIRED PROVIDED
FRONT 50' 60'±
SIDE 20' 14'±
REAR 30' 70'±
- USE EXISTING: CHURCH
- REQUIRED: SEATING CAPACITY/4 SPACES: 318/4=80 SPACES REQUIRED PROVIDED: 89 SPACES (4 HANDICAPPED, 85 STANDARD)

PETITIONER'S
EXHIBIT NO. _____

Richardson Engineering, LLC

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

PLAN TO ACCOMPANY ZONING PETITION
FOR

CUB HILL BIBLE CHURCH

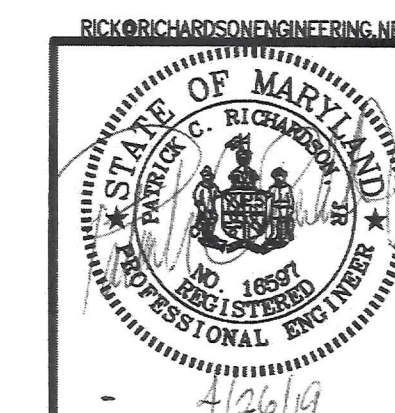
2927 CUB HILL ROAD
BALTIMORE, MARYLAND 21234

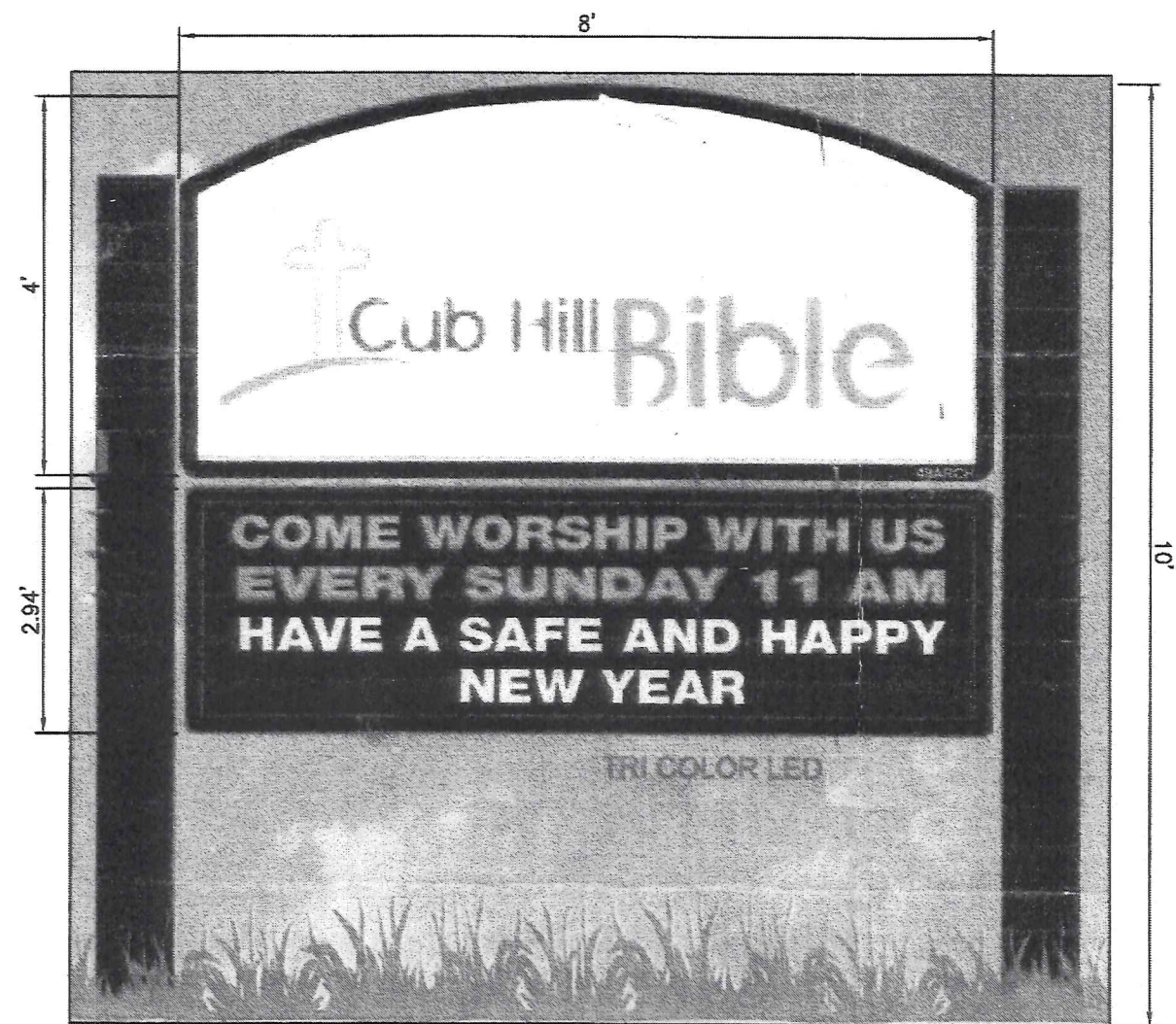
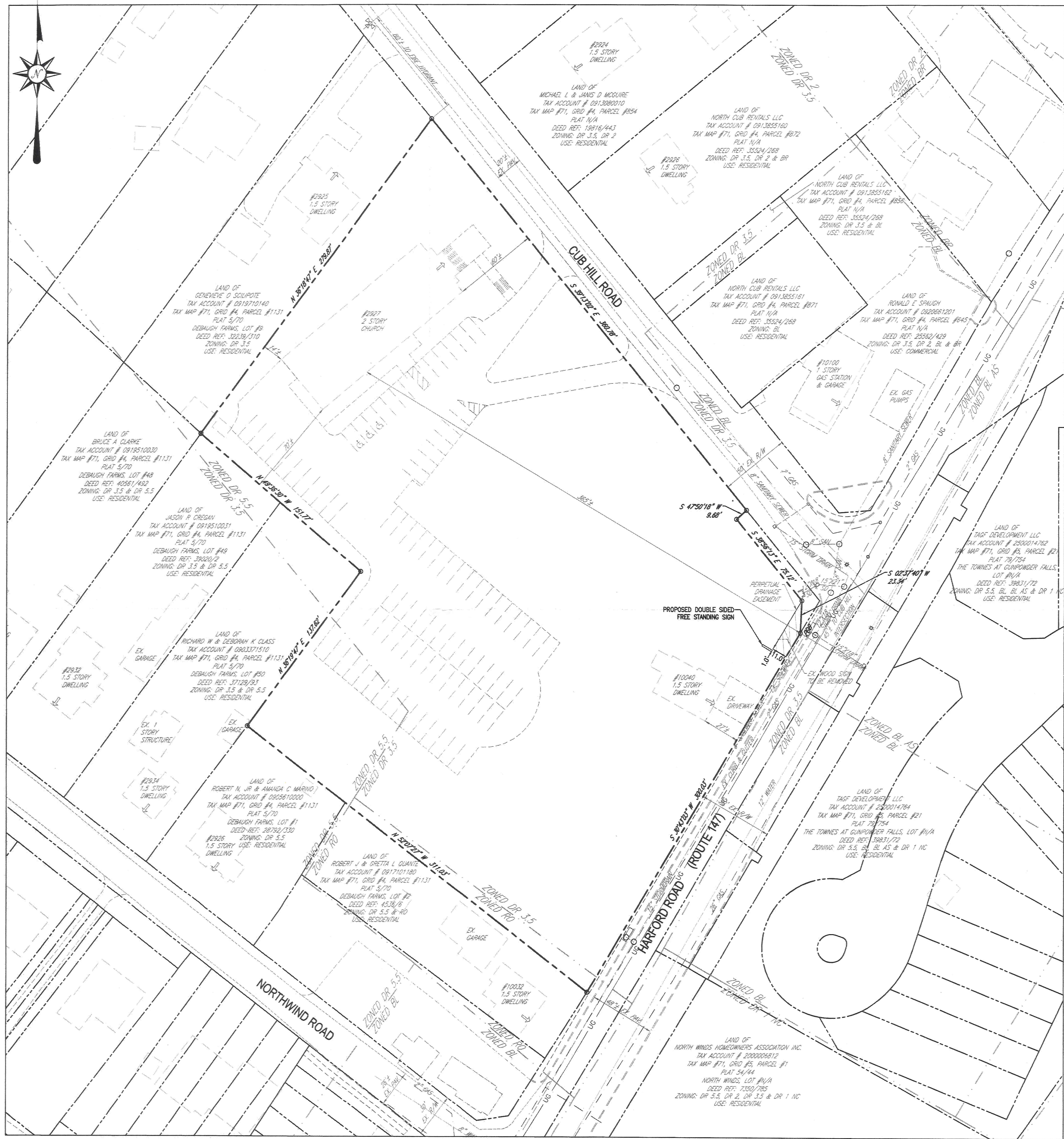
BALTIMORE COUNTY MARYLAND
9TH ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
	AAR	PCR	1" = 40'
	DATE:	JOB NO.:	SHEET NO.:
	4-25-19	19059	1 OF 1

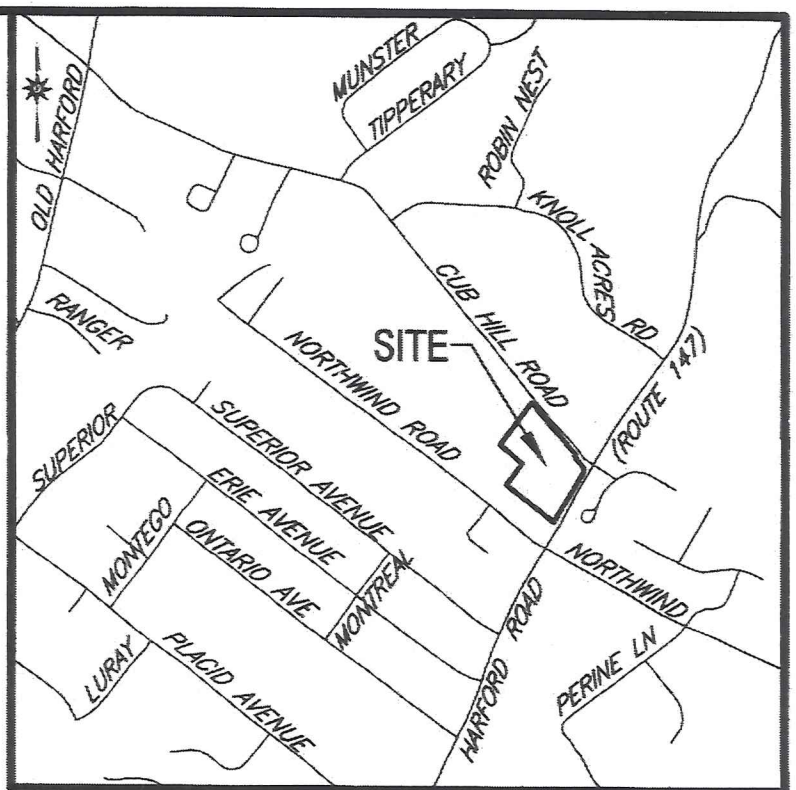
2019-0308-A

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
NUMBER 16597, EXPIRATION DATE: 08-15-2019





SIGN DETAIL
NTS



LOCATION MAP
SCALE: 1" = 1000'

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- BASIC SERVICE MAPS (2018)

TYPE	DEFICIENT	(Y/N)	NOTE
WATER		N	
SEWER		N	
TRANSPORTATION		N	LOS D ZONE
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- PARKING:
REQUIRED:
SEATING CAPACITY/4 SPACES: 318/4=80 SPACES REQUIRED
PROVIDED: 89 SPACES (4 HANDICAPPED, 85 STANDARD)

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CUB HILL BIBLE CHURCH

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BALTIMORE, MARYLAND 21234

BALTIMORE COUNTY MARYLAND
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