


V-118
(2008)

PHASE 1 - PRELIMINARY
 DATE: 1/11/09
 SHEET: A-1.0
 TITLE: SITE PLAN
 PROJECT: [unreadable]
 CLIENT: [unreadable]
 ARCHITECT: [unreadable]

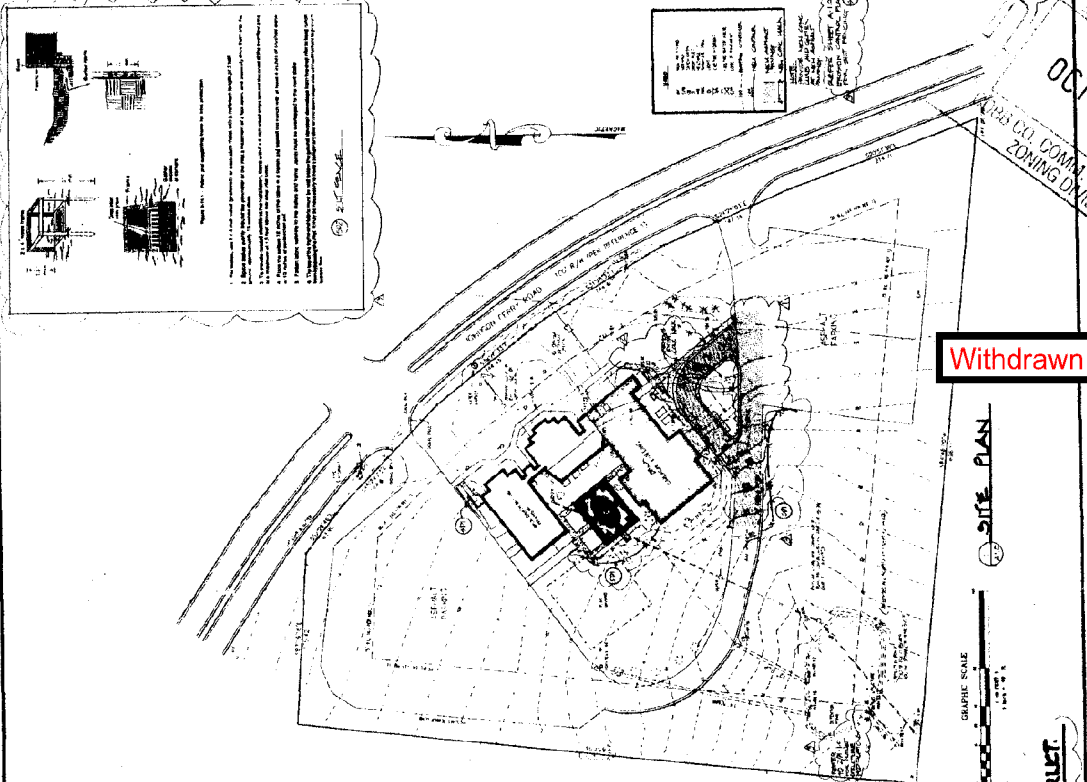
FOUR CONSTRUCTION



GRAHAM
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2008
 OCT - 6 - 2008
 MARYLAND COMM. DEV. AGENCY
 ZONING DIVISION



GRAPHIC SCALE
 1" = 40'

SITE PLAN

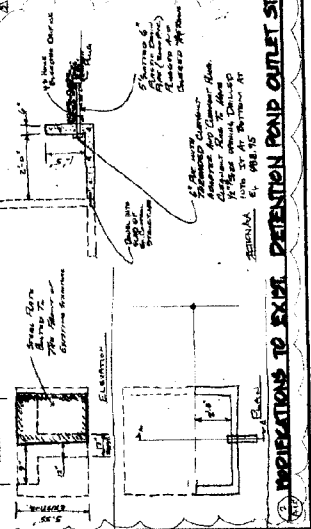
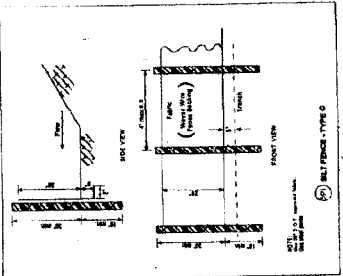
Withdrawn By Staff

REVISIONS

NO.	DATE	DESCRIPTION
1	1/11/09	PRELIMINARY
2	1/11/09	REVISIONS TO [unreadable]
3	1/11/09	REVISIONS TO [unreadable]
4	1/11/09	REVISIONS TO [unreadable]
5	1/11/09	REVISIONS TO [unreadable]
6	1/11/09	REVISIONS TO [unreadable]
7	1/11/09	REVISIONS TO [unreadable]
8	1/11/09	REVISIONS TO [unreadable]
9	1/11/09	REVISIONS TO [unreadable]
10	1/11/09	REVISIONS TO [unreadable]

MAINTENANCE SCHEDULES

NO.	DATE	DESCRIPTION
1	1/11/09	MAINTENANCE SCHEDULES
2	1/11/09	MAINTENANCE SCHEDULES
3	1/11/09	MAINTENANCE SCHEDULES
4	1/11/09	MAINTENANCE SCHEDULES
5	1/11/09	MAINTENANCE SCHEDULES
6	1/11/09	MAINTENANCE SCHEDULES
7	1/11/09	MAINTENANCE SCHEDULES
8	1/11/09	MAINTENANCE SCHEDULES
9	1/11/09	MAINTENANCE SCHEDULES
10	1/11/09	MAINTENANCE SCHEDULES



INDICATIONS TO EXIST DETENTION POND OUTLET STRUCTURE

Petition V-118

Search Tags < Episcopal church, Episcopal Church of Peter & Paul, Peter and Paul, R-20, Johnson Ferry Road, Bishop Lake Road, sign>

Episcopal Church of Peter & Paul, 404-527-4180, represented by L. Craig Dowdy, 404-527-4180, requests allowing an electrical sign (i.e., reader board sign) on a lot zoned R-20.

Property is located on the west side of Johnson Ferry Road west of Bishop Lake Road (1795 Johnson Ferry Road); 16th District, Land Lots 826 & 827, Parcel 20.

Size of tract is 7.82 acres

Present zoning is R-20

Contiguous zoning is: *North*: R-30 (undeveloped residential);

East: R-20 (Mt Zion Methodist church);

South: R-15 (Hunters Trace subdivision);

West: R-15 (Hunters Trace subdivision).

Land use category: Low Density Residential (LDR)

Case manager is Roger Phelps

BZA board member is Tom McCleskey

Reason: Please see EXHIBIT "A" (below)

Should St. Peter & St. Paul not be granted a variance to allow an electronic sign, an unnecessary hardship would result as the church would be unduly and uniquely restricted in its communications with the community that it serves, and will suffer financial loss as the electronic sign has already been purchased under a misunderstanding as to zoning requirements. The hardship, which would be imposed, is unnecessary. Although the church is located in a residential area at 1795 Johnson Ferry Rd., the area surrounding the front of the church where the sign would be located is not residential in character, and a sign could not be viewed from any residence.

In September, 2007, St. Peter & St. Paul's conventional sign located in front of the church was destroyed by an out of control automobile. In considering a replacement sign, the church's vestry, which is the governing board of the church, realized the advantages of an electronic sign, which could be programmed to show messages, and decided to investigate the installation of such a sign. Churches increasingly use electronic signs. Two churches in the general area of St. Peter & St. Paul, Chattahoochee Baptist Church (375 Johnson Ferry Rd.) and St. Ann's Catholic Church (4905 Roswell Rd.), have electronic signs. Schools in the area also use electronic signs.

St. Peter & St. Paul is a very active church community, having multiple Sunday services, and services throughout the week, and in addition a pre-school, and many active ministries, including Habitat for Humanity, Stephen Ministry, ministries supporting MUST and other community outreach efforts. The church hosts AA and other meetings, and virtually every day and evening there is a gathering of some type held in the church's facilities, very often several meetings at the same time. Other events, such as an arts festival and a children's clothing consignment sale are held on an annual basis. Utilization of the facility is very high. An electronic sign would allow the church to communicate with the parish community, and the larger community about selected events in a way not possible with conventional signage. The church property is limited to a sign of sixty-four square feet. The church is not requesting a larger sign. A conventional sign, which cannot be programmed to show different messages, simply cannot accommodate information about the important church activities.

Prior to acquiring an electronic sign, a member of the vestry did inquire of the county whether additional zoning or permitting would be necessary, and understood that it would not be. This resulted from a good faith misunderstanding. The vestry member spoke of replacing our current sign, and did not know to make the distinction between replacing it with a conventional sign and replacing the destroyed sign with an electronic sign. Therefore, under the mistaken belief that a variance would not be required, the vestry purchased the electronic sign. Nine thousand dollars were available from the insurance settlement for the destroyed sign, but the electronic sign uninstalled cost twenty-nine thousand dollars. The sign is awaiting installation, and under the contract with the manufacturer cannot be returned for any refund. Should its use not be permitted, the church will realize no benefit from the purchase and the expended funds will be simply lost.

St. Peter & St. Paul faces Johnson Ferry Road, a four-lane major arterial highway with a median. There is a traffic light at the church's main entrance. Directly across the street from St. Peter & St. Paul is another church, Mt. Zion Methodist. The closest residential home facing Johnson Ferry is one-half mile down the road south of St. Peter & St. Paul, and is not in view of the church. No residential home has a view of the front of the church where the sign will be placed. Therefore, the sign will impact no nearby residential property.

The proposed sign will be neighbor friendly, in that it will be low profile and trimmed in brick to have the traditional appearance in keeping with the facade of the church and many other structures in the area. The church does not contemplate having excessive changing and flashing messages. The placement of the sign will not impair entrance or egress from the church property, and given its size, design, and location, will not be any more of a distraction than any other type of sign.

St. Peter & St. Paul therefore respectfully requests that it be granted a variance for the proposed electronic sign.

Staff Comments:

Click for [Preliminary Variance Analysis](#):

[Click for Final Variance Analysis](#)

ECCA position: NO ACTION. *Applicant has agreed the sign text will be displayed without any motion (e.g., not shifting from its original position or moving in a ribbon-like effect) and the text will not change for a minimum period of 6 seconds. The background will also be stationary, without motion or changing colors. As the church is in a residential area, we request that the sign be off from midnight to 6 AM; and that the intensity of the sign be automatically reduced during other hours of dusk and darkness.*

Maximum impervious surface % allowed: 35% (340,639 s.f. or 2.737 acres)

Maximum impervious surface % planned: Unknown

BZA Action WITHDRAWN by staff. *County code does not allow an electronic sign on a residential property and the church property is zoned R-20.*