

BOARD OF APPEALS

March 5, 2025

County Administration Building, 100 W. Washington St., Meeting Room 2000, Hagerstown, at 6:00 p.m.

AGENDA

AP2025-002: An appeal was filed by New Life Christian Ministries for a variance from the required 25 ft. setback from the road right-of-way to 10 ft. for proposed freestanding sign on property owned by 1991 FGP LLC and located at 12031 Hopewell Road, Hagerstown, Zoned Highway Interchange.

Pursuant to the Maryland Open Meetings Law, notice is hereby given that the deliberations of the Board of Zoning Appeals are open to the public. Furthermore, the Board, at its discretion, may render a decision as to some or all of the cases at the hearing described above or at a subsequent hearing, the date and time of which will be announced prior to the conclusion of the public hearing. Individuals requiring special accommodations are requested to contact Katie Rathvon at 240-313-2464 Voice, 240-313-2130 Voice/TDD no later than February 24, 2025. Any person desiring a stenographic transcript shall be responsible for supplying a competent stenographer.

The Board of Appeals reserves the right to vary the order in which the cases are called. Please take note of the Amended Rules of Procedure (Adopted July 5, 2006), Public Hearing, Section 4(d) which states:

Applicants shall have ten (10) minutes in which to present their request and may, upon request to and permission of the Board, receive an additional twenty (20) minutes for their presentation. Following the Applicant's case in chief, other individuals may receive three (3) minutes to testify, except in the circumstance where an individual is representing a group, in which case said individual shall be given eight (8) minutes to testify.

Those Applicants requesting the additional twenty (20) minutes shall have their case automatically moved to the end of the docket.

For extraordinary cause, the Board may extend any time period set forth herein, or otherwise modify or suspend these Rules, to uphold the spirit of the Ordinance and to do substantial justice.

Tracie Felker, Chairman

Board of Zoning Appeals



WASHINGTON COUNTY BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

ZONING APPEAL

Property Owner: 1991 FGP LLC
C/O A C & T Co Inc
PO Box 4217
Hagerstown MD 21741
Appellant: New Life Christian Ministries
12031 Hopewell Road
Hagerstown MD 21741
Property Location: 12031 Hopewell Road
Hagerstown, MD 21740
Description Of Appeal: Variance from the required 25 ft. setback from the road right-of-way to 10 ft. for proposed freestanding sign.

Docket No: AP2025-002
Tax ID No: 24004279
Zoning: HI
RB Overlay: No
Zoning Overlay:
Filed Date: 02/10/2025
Hearing Date: 03/05/2025

Appellant's Legal Interest In Above Property: Owner: No
Contract to Rent/Lease: No
Lessee: No
Contract to Purchase: No
Other:

Previous Petition/Appeal Docket No(s): AP2010-003
Applicable Ordinance Sections: Washington County Zoning Ordinance Section: 22.23 (e)

Reason For Hardship: Entrance is somewhat secluded and want the sign near the entrance for maximum visibility and effectiveness.

If Appeal of Ruling, Date Of Ruling:

Ruling Official/Agency:

Existing Use: Proposed Use:
Previous Use Ceased For At Least 6 Months: Date Ceased:
Area Devoted To Non-Conforming Use - Existing: Proposed:

I hereby affirm that all of the statements and information contained in or filed with this appeal are true and correct.

[Signature]
Appellant Signature

State Of Maryland, Washington County to-wit:

Sworn and subscribed before me this 10 day of Feb, 2025.

[Signature]
Notary Public

My Commission Expires
MY COMMISSION EXPIRES NOVEMBER 07, 2025

Kathryn B Rathvon
NOTARY PUBLIC
WASHINGTON COUNTY
MARYLAND
MY COMMISSION EXPIRES NOVEMBER 07, 2025



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AFFIDAVIT IN COMPLIANCE WITH SECTION 25.51(C)

Docket No: AP2025-002

State of Maryland Washington County, To Wit:

On 2/10/2025, before me the subscriber, a Notary of the public of the State and County aforesaid, personally appeared Dean Martin and made oath in due form of law as follows:

Dean Martin will post the zoning notice sign(s) given to me by the Zoning Administrator in accordance with Section 25.51(c) of the Washington County Zoning Ordinance for the above captioned Board of Appeals case, scheduled for public hearing on 03/05/2025, and that said sign(s) will be erected on the subject property in accordance with the required distances and positioning as set out in the attached posting instructions.

Sign(s) will be posted on 02/18/2025 and will remain until after the above hearing date.

Dean Martin

Sworn and subscribed before me the day and year first above written.

Notary Public

Kathryn B Rathvon
NOTARY PUBLIC
WASHINGTON COUNTY
MARYLAND
MY COMMISSION EXPIRES NOVEMBER 07, 2025

My Commission Expires



Seal



WASHINGTON COUNTY BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

BOARD OF ZONING APPEALS

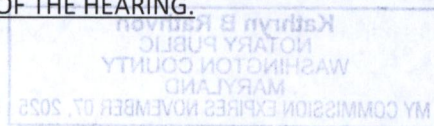
ATTENTION!

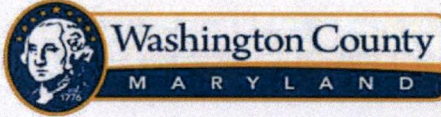
Posting Instructions

The premises MUST be posted in accordance with the following rules:

1. The sign must be posted a minimum of fourteen (14) days prior to the public hearing Section 25.51(c) Property upon which the application or appeal is concerned shall be posted conspicuously by a zoning notice no less in size than twenty-two (22) inches by twenty-eight (28) inches at least fourteen (14) days before the date of the hearing.
2. The sign must be placed on the property within ten (10) feet of the property line which abuts the most traveled public road.
3. The sign must be posted in a conspicuous manner not over six (6) feet above the ground level, and affixed to a sturdy frame where it will be clearly visible and legible to the public.
4. The sign shall be maintained at all times by the applicant until after the public hearing. If a new sign is needed or required, please contact the Plan Review Department at 240-313-2460.
5. An affidavit certifying the property will be posted for the minimum of fourteen (14) days prior to the public hearing date.

Proper posting of the sign will be spot checked by the Zoning Inspector. IF SIGN IS NOT IN COMPLIANCE, IT MAY RESULT IN RESCHEDULING OF THE HEARING.





BOARD OF ZONING APPEALS

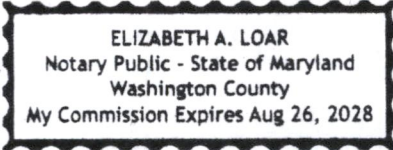
OWNER REPRESENTATIVE AFFIDAVIT

This is to certify that Century Graphics Group LLC d/b/a Sign Here is authorized to file an appeal with the Washington County Board of Appeals for a variance for reduced set-back for a free-standing sign on property located 12031 Hopewell Road Hagerstown The said work is authorized by X Brad Fulton - Authorized Person the property owner in fee.

PROPERTY OWNER Brad Fulton Authorized Person
X 1991 Fulton General Partnership LLC
Name
X 104217
Address
X Hagerstown, md.; 21741
City, State, Zip Code
X [Signature]
Owner's Signature Brad Fulton Authorized Person

Sworn and subscribed before me this 29th day of January, 2025.

My Commission Expires: Aug. 26, 2028
X Elizabeth A Loar
Notary Public



AUTHORIZED REPRESENTATIVE
Dean Martin
Name
345 E Antietam St
Address
Hagerstown MD 21740
City, State, Zip Code
[Signature]
Authorized Representative's Signature

Sworn and subscribed before me this 31st day of January, 2025.

My Commission Expires: 11/20/2026
[Signature] A Majied
Notary Public

747 Northern Avenue | Hagerstown, MD 21742 | P: 240.313.2430 | F: 240.313.2461 | Hearing Impaired: 7-1-1



345 E. Antietam St. Hagerstown, MD 21740
p) 800-442-7654 f) 301-791-9148
A d/b/a of Century Graphics Group LLC

February 3, 2025

To all concerned,

Our company is working with New Life Christian Ministries to install a sign/message center at their church campus on Hopewell Road.

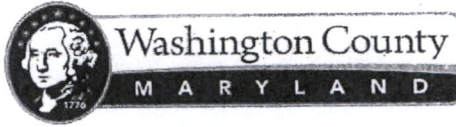
Their entrance is somewhat secluded, and we plan to position the sign near the entrance for maximum visibility and effectiveness. We are requesting a variance from the 25ft required set-back to 10ft in order to make the sign more readable from Hopewell Road. The proposed location does not conflict with other traffic or neighboring properties.

We appreciate your consideration.

Thanks

A handwritten signature in black ink, appearing to read "Dean Martin", written in a cursive style.

Dean Martin
Managing Member



BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742 | P. 240.313.2430 | F. 240.313.2461 | Hearing Impaired:

7-1-1 WWW.WASHCO-MD.NET

Appeal for Variance

Appeal is hereby made for a variance from a requirement of the Washington County Zoning Ordinance as follows:

Location 12031 HOPEWELL ROAD, HAGERSTOWN

Appellant's present legal interest in above property: (Check One)

Owner (Including Joint Ownership) Lessee Contract to rent/lease

Contract to Purchase Other SIGN COMPANY

Specify the Ordinance section and subsection from which the variance is desired:

Specify the particular requirement(s) from which a variance is desired in that section or subsection:

35 FT SET-BACK FROM R/O/W FOR FREE-STANDING SIGN

Describe the nature and extent of the desired variance from Ordinance requirements: listed above:

REDUCE TO 10 FT SETBACK FOR MAXIMUM VISIBILITY AT ENTRANCE

Describe reason(s) why the Ordinance requirement(s) in question would result in peculiar and/or unusual practical difficulties to or would impose exceptional or undue hardship upon the owner of the property if the requested variance were not granted:

Provide Detailed Explanation on Separate Sheet SEE ATTACHED

Has any previous petition or appeal involving this property been made to the Board?

Yes No

If yes, list docket number(s): _____

I hereby certify that I have, to the best of my knowledge, accurately supplied the information required for the above referenced appeal.

[Signature]
Signature of Appellant

345 E ANTIETAM ST HAGERSTOWN MD 21740
Address and of Appellant

dean@signature.net
Email of Appellant

301-741-7654
Phone Number of Appellant

This appeal form is to be used to assist the customer in gathering the information necessary to submit an application. However, the application shall be processed in person.



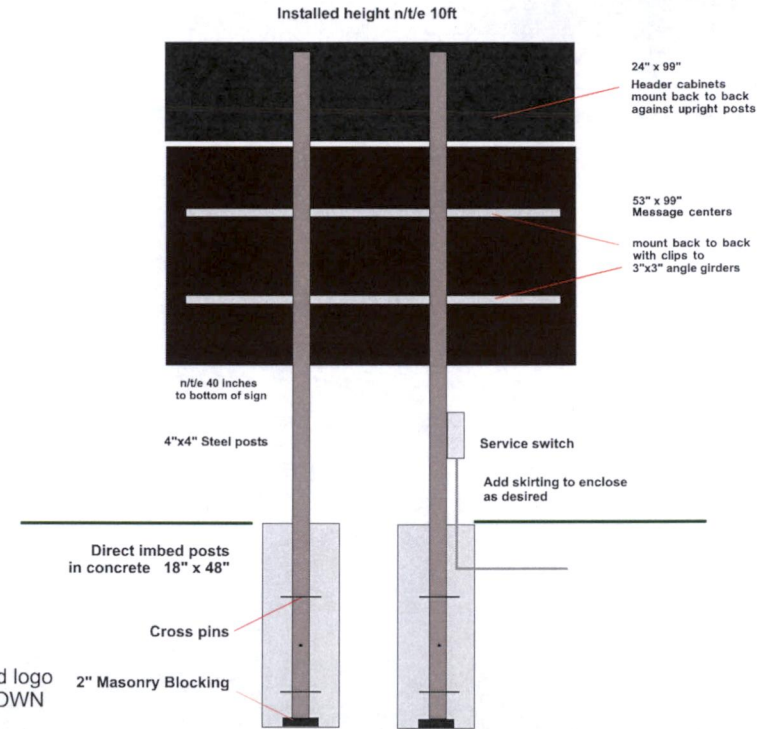
REPRESENTATIVE ONLY
LOCATION PER PLAT ATTACHED




DOUBLE-FACE ROADSIDE SIGN
ELECTRONIC MESSAGE CENTER
10mm Full Color LED RGB
Cabinet Size: 4ft 5in H x 8ft 3in L x 5in D
Viewing Area: 4ft H x 8ft L
Standard 5 Year Watchfire warranty applies.

Communications:
OPx - 4G Wireless with Watchfire Cellular Data Plan
Wireless Data Plan Life-of-sign Data Plan

HEADER CABINETS 24" x 99" with church name and logo
MOUNTED ON STRUCTURE & INSTALLED AS SHOWN

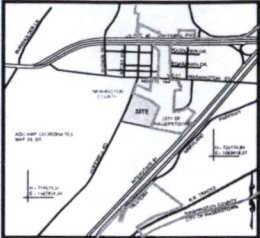


Date: January 3 2025
Description: Roadside Message Center
<p>This drawing is the exclusive property of Sign Here (Century Graphics Group, llc) until purchased by the customer. It has been prepared and presented to the customer for concept and proposal purposes. All colors are representative unless noted otherwise. Reproduction or distribution of this drawing is expressly forbidden. This drawing and related graphics are available for purchase from Sign Here apart from the sign work proposed.</p> 



301-791-7654
800-442-7654
thesignpro@signhere.net
345 E. Antietam Street, Hagerstown, Maryland 21740

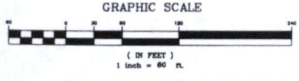
IDENTIFY WITH US!



VICINITY MAP SCALE: 1" = 2000'

CURVE	STATION	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CS1	10+52.17	18.48	178.17	N89°54.37'E	42°33.28'
CS2	20+52.17	263.38	348.88	S77°48.56'W	47°03.17'

LINE	BEARING	DISTANCE
LINE1	S72°21.20'W	186.12
LINE2	S12°54.95'W	16.54
LINE3	S77°41.20'W	227.00
LINE4	S72°48.31'W	245.17
LINE5	S77°49.51'W	45.24
LINE6	S73°11.20'W	184.62
LINE7	N65°48.31'W	215.23
LINE8	S28°49.00'W	51.88
LINE9	N65°48.31'W	33.22
LINE10	S11°12.00'W	21.82



FSAC
 FREDERICK, SEEBERT & ASSOCIATES, INC.
 1000 WASHINGTON STREET, NORTH BETHESDA, MARYLAND 20858
 TEL: 301-461-1000 FAX: 301-461-1001

NEW LIFE CHRISTIAN MINISTRIES
 81 WARE AT 100TH HOPKINNS ROAD
 SOUTH OF WEST WASHINGTON STREET NORTH OF HULLY ROAD
 WASHINGTON COUNTY, MARYLAND

DATE: _____
 SHEET NO: _____ SHEET: _____
 DRAWN BY: _____ DATE: 07-21-2003
 CHECKED BY: _____
 TITLE: WASHINGTON COUNTY, MARYLAND
 PROJECT NO: 0037-0018-0003
 SCALE: 1" = 60'
 SHEET TITLE: SIGN EXHIBIT

C-101
 SHEET 01 OF 01

12031 Hopewell Road

Enlarged to show detail

