

BOARD OF APPEALS

August 19, 2026

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

AGENDA

AP2026-026: An appeal was filed by Strickler Signs 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 The Toothman Revocable Trust and located at 81 North Edgewood Drive, Hagerstown, Business Local Zoned District. - **WITHDRAWN**

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 August 10, 2026. 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: The Toothman Revocable Trust, Ronald G
Toothman Trust
11350 Kieffer Funk Road
Smithsburg MD 21783

Appellant: Strickler Signs
3999 Carlisle Pike
New Oxford PA 17350

Property Location: 81 No Edgewood Drive
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: AP2026-026

Tax ID No: 10002583

Zoning: BL

RB Overlay: No

Zoning Overlay:

Filed Date: 07/28/2026

Hearing Date: 08/19/2026

Appellant's Legal Interest In Above Property:

Owner:	No	Contract to Rent/Lease:	No
Lessee:	No	Contract to Purchase:	No
Other:	Sign Contractor		

Previous Petition/Appeal Docket No(s): AP2002-072

Applicable Ordinance Sections: Washington County Zoning Ordinance Article 22, Division II-Sign, Section 22.23 (e)

Reason For Hardship: Meeting the setback would significantly reduce visibility from the roadway due to existing site constraints and would diminish the intended purpose and effectiveness of the signage.

If Appeal of Ruling, Date Of Ruling:

Ruling Official/Agency:

Existing Use: Dental Office

Proposed Use: Freestanding Sign

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.

Appellant Signature

State Of Maryland, Washington County to-wit:

Sworn and subscribed before me this 29 day of July, 2026.

Nov 7, 2029

My Commission Expires

Notary Public



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

AFFIDAVIT IN COMPLIANCE WITH SECTION 25.51(C)

Docket No: AP2026-026

State of Maryland Washington County, To Wit:

On 7/28/2026, before me the subscriber, a Notary of the public of the State and County aforesaid, personally appeared Strickler Signs and made oath in due form of law as follows:

Strickler Signs 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 08/19/2026, 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 08/04/2026 and will remain until after the above hearing date.

Strickler Signs

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

Notary Public

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.





Washington County

MARYLAND

BOARD OF APPEALS

OWNER REPRESENTATIVE AFFIDAVIT

This is to certify that Strickles Signs
is authorized to file an appeal with the Washington County Board of Appeals for
Variance From freestanding sign setback on property
located 81 North Edgewood Drive, Hagerstown
The said work is authorized by Ronald Toothman
the property owner in fee.



PROPERTY OWNER

Ronald G. Toothman
Name
81 N. Edgewood Drive
Address
Hagerstown, MD 21740
City, State, Zip Code
Ronald G. Toothman
Owner's Signature

Sworn and subscribed before me this 27 day of 7, 2026.

Angela J. Smith
Notary Public

My Commission Expires: 03/31/2029

AUTHORIZED REPRESENTATIVE

Kevin Coutts
Name
1595 Knoxlyn Rd
Address
Gettysburg PA 17325
City, State, Zip Code
Kevin Coutts
Authorized Representative's Signature

Sworn and subscribed before me this 28 day of July, 2026.

Kevin B. Smith
Notary Public

My Commission Expires: Nov. 7, 2029

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

WWW.WASHCO-MD.NET



Design the Future

Est | Since 1972

DATE 07/25/2026

Job # 260277

Location: Toothman Orthodontics @ 81 North Edgewood Drive – Hagerstown MD

Zoning Office Washington County MD

VARIANCE REQUEST

Requesting variance for a 10 foot set back of ROW vs ordinance 25ft set back.

Attached Documents

1. Letter of Request
2. Application – Board of Appeals – pertaining to Washington County MD, sign regulations,
 - a. Article 22 / Division 2
3. Statement Letter
4. Board of Appeals – Owner Representative Affidavit
5. GIS – Washington County MD Parcel Details Sheet
6. Renderings
 - a. Proposed Sign, color copy Version -06
 - b. Site Map Renderings
7. Appeal Fee – Check # 46484, Amt \$300.00
8. Copies – (9) copies

Please contact me if you have any questions or need additional documentation.

Thank you.

Kevin Coutts

Strickler Signs

717.624.8450

kcoutts@stricklersigns.com

hweikel@stricklersigns.com

Heather Weikel | 717.624.8450
hweikel@stricklersigns.com

STRICKLER SIGNS
3999 Carlisle Pike | New Oxford | PA | 17350



Washington County

M A R Y L A N D

Board of Appeals

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

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Variance Request

Signage

Property Location Toothman Orthodontics @ 81 North Edgewood
Hagerstown MD

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

☐ Owner (Including Joint Ownership)

☐ Lessee

☐ Contract to rent/lease

☐ Contract to Purchase

Other * Agent, Sign Contractor

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

Example: Article 5A, Section 5A.5-Requires 15 ft. side yard setback.

510.2.5 Sign Set Back from ROW

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

Example: Requesting adjustment from 15 ft. to 12 ft. for new detached garage.

Requesting adjustment from 25ft set back to 10 ft set back
from ROW

Applicants must make application in person and shall submit *nine (9)* complete sets of the items listed below. Incomplete applications will not be accepted.

- ☒ A written statement demonstrating the specific reason(s) for the adjustment request including which standard the appeal is for practical difficulty or undue hardship. The standards for a variance are outlined in the Variance Filing Procedures.
- ☒ A plot plan (concept plan), drawn to a scale indicating the following information:
 - ☐ Outline of the entire property;
 - ☐ Location of all existing and/or proposed structures with measurements from structures to property lines;
 - ☐ Location of existing and/or future septic and wells;
 - ☐ Any street rights-of-way or other easements (i.e. utility, storm water management, etc.);
 - ☐ Existing/proposed entrance/exit to property, driveways, etc.
 - ☐ Existing/proposed parking areas
- ☒ If Request is for commercial use, in addition to above, the following additional information will be required:
 - ☒ Location of any freestanding signage Attached Documents
 - ☐ Number of employees (existing/proposed) 16
 - ☐ Hours of operation M-F 8-430 F 8-1 Sat/Sun closed
 - ☐ Proposed landscaping and lighting Attached

PAGE TWO
VARAINCE REQUEST

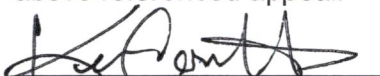
- ✓ ☐ Other information that applicants feel will be useful to justify their request, this could include pictures, letters of support from impacted neighbors, concept draws of the structure.
- ✓ ☐ If you are not the property owner, a notarized affidavit from the property owner authorizing the appeal shall be submitted. This includes applicants filing as an agent on behalf of the property owner.
- ✓ ☐ Pay the filing fee by cash, Visa/MasterCard, or check made payable to the Washington County Treasurer:
 - ☐ Residential Variance.....\$150.00
 - ☐ Commercial Variance..... \$300.00

CK # 46484

ALL FILING FEES ARE NON-REFUNABLE

Note: A plan review fee of \$150 and/or floodplain review of \$150.00 may be charged by the Engineering Department.

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


Signature of Appellant/Agent

K Coutts @ strickler
Email of Appellant/Agent signs.com

strickler Signs
3999 Carlisle Pike New Oxford Pa
Address and of Appellant/Agent 17350

C. 717 465 5461
Phone Number of Appellant/Agent

For a property zoned **BL (Business Local)** in Washington County, the sign regulations are generally governed by Article 22 / Division 2 of the Washington County Zoning Ordinance.

Based on the current ordinance materials and recent Planning Commission documents, the typical allowances for a **freestanding business sign** in the BL district are:

Requirement	Typical BL Allowance
Maximum sign height	35 feet
Minimum setback from right-of-way	25 feet from the street ROW to the sign structure
Maximum sign area	Generally calculated at 2 sq. ft. per linear foot of building frontage , subject to an overall cap (commonly 600 sq. ft. cumulative signage)

Additional notes:

- Only **1 freestanding sign per frontage** is typically permitted.
- Signs are prohibited within the public right-of-way.
- Corner lots may qualify for signage facing each street frontage.
- Electronic message centers/digital signs may have additional operational restrictions. ([Washington County](#))

One recent Washington County case specifically cited the BL/commercial freestanding sign setback standard as:

“no part of the supporting structure ... less than twenty-five (25) feet from the street right-of-way.”



Design the Future

Est | Since 1972

Date 07/27/2026

Project # 260277

WASHINGTON COUNTY MARYLAND
BOARD OF APPEALS
REF : VARIANCE REQUEST

Property Location @ Toothman Orthodontics – 81 North Edgewood Drive – Hagerstown, MD 21740

To Zoning Hearing Board Members:

The requested variance is necessary to allow the proposed sign installation at a 10-foot setback from the Right-of-Way (ROW) in lieu of the required 25-foot setback. The reduced setback is being requested due to site-specific conditions that limit the practical placement of the sign while still maintaining visibility, functionality, and safety.

Increasing the setback beyond 10 feet would place the drip edge of the sign too close to the parking area, creating a higher risk of the sign being damaged by vehicles entering, exiting, or parking.

The proposed location provides the best opportunity for the sign to be visible to passing traffic and effectively serve the property while remaining within the available site area. Moving the sign farther back to meet the 25-foot setback requirement would significantly reduce visibility from the roadway due to existing site constraints and would diminish the intended purpose and effectiveness of the signage.

The requested placement does not create an obstruction, does not interfere with pedestrian or vehicular circulation, and will maintain appropriate clearance from the roadway. The proposed location represents the minimum adjustment necessary to achieve reasonable visibility and functionality for the property while respecting the intent of the setback regulations.

For these reasons, we respectfully request approval of the variance to permit the sign to be installed at a 10-foot setback from the ROW.

Respectfully,

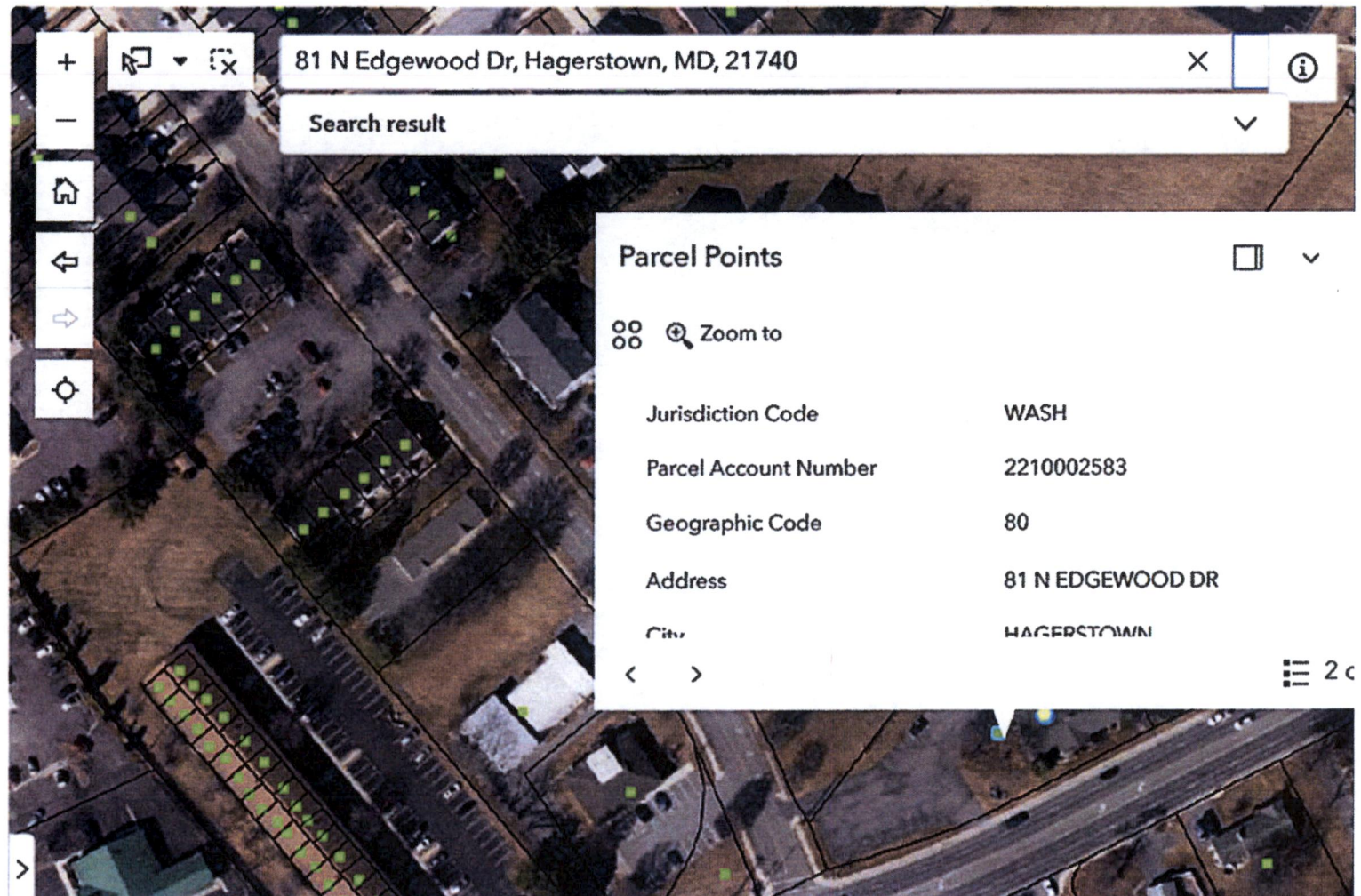
Kevin Coutts, sign agent

717.465.5461

CC

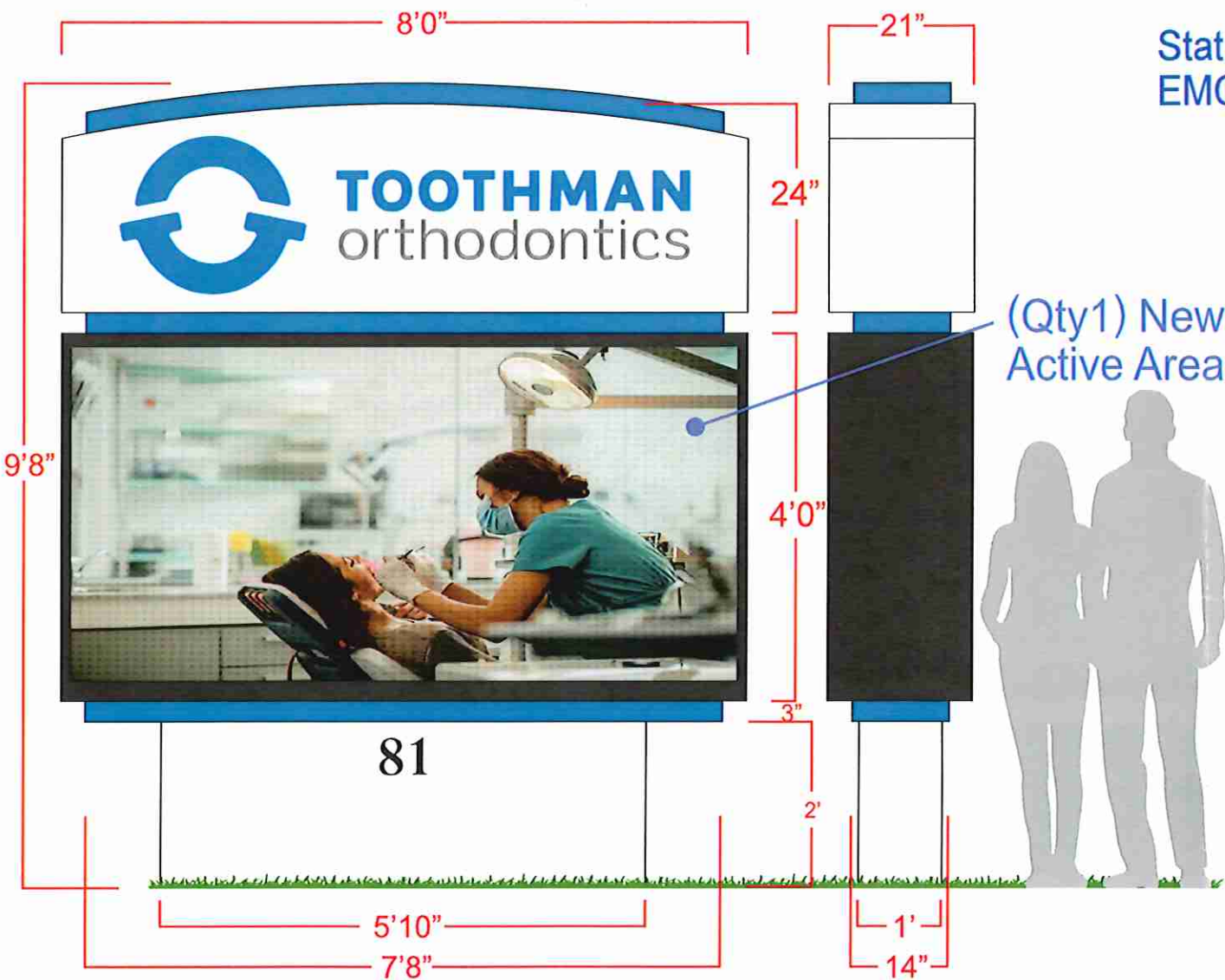
kcoutts@stricklersigns.com

hweikel@stricklersigns.com



New d/f Monument

- Scrap & Remove Existing Monument
- Fabricate & Install White d/f Sign Cabinet
- Routed Push-Thru Faces
 - w/ Digitally Printed Graphics
- Blue Cap above Cabinet, Reveal beneath
- Utilize (1) Existing Single Face 6mm Electronic Message Center, 120V 46AMPs, 23 per Face, Single Phase Service
- Installing (1) 4'5"x8'3" Single Face 6mm Watchfire EMC to Existing EMC. Existing Sign is "Brain" Primary Unit & New Secondary Unit
- Content will be the same on both sides
- White Skirt w/ Black Vinyl Numbers
- New Pipe & Foundation



Static ID Cabinet = 26"h x 96"w = 17.33 Sq Ft
EMC = 4'h x 8'w = 32 Sq Ft
TOTAL SQ FT = 49.33

Existing
Remove & Scrap



260277-06

Toothman Orthodontics
260277-XX_ToothmanOrtho



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TOOTHMAN ORTHODONTICS
81 North Edgewood Dr, Hagerstown, MD 21740

QUANTITY 1	CHANNEL LETTERS	UL LISTED
SCALE 1/2"=1'	SIGN CABINET	
	DIGITAL SIGN	
	LED BORDER TUBE	
ILLUMINATED ☒	VOLTAGE	
NON-ILLUMINATED ☐	AMPS PER FACE	
SINGLE FACED ☐	TOTAL AMPS	
DOUBLE FACED ☒	PHOTOCELL	
	TIMER	
	DISCONNECT SWITCH	

DATE/ARTIST	DESCRIPTION
6/2/26 DWE	Concept
6/3/26 DWE	Concept
6/11/26 DWE	Revisions
6/11/26 DWE	More Revising
6/15/26 DWE	Revisions

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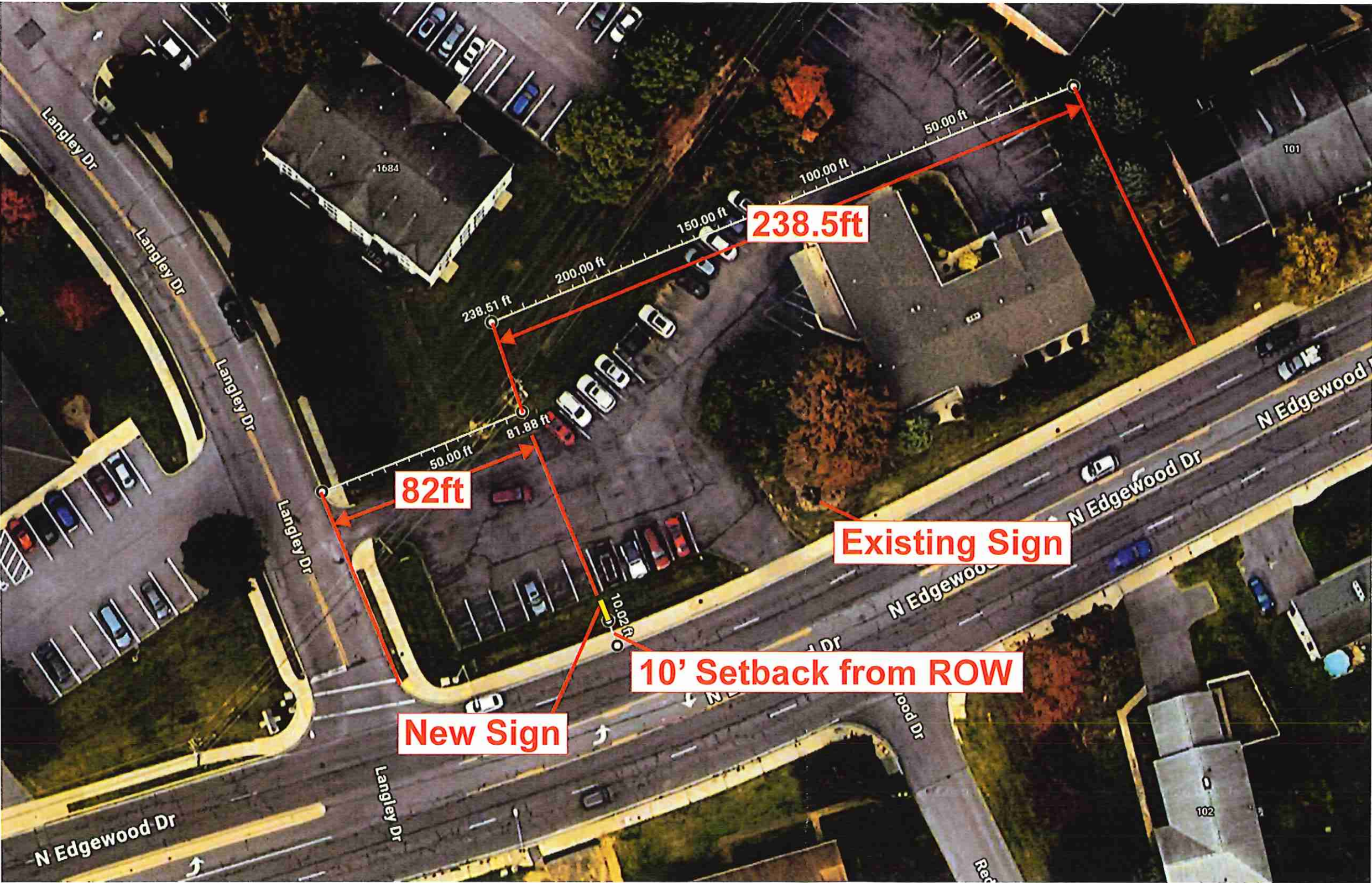
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CLIENT SIGNATURE:

Concept Drawings, Pending Final Revision / Approval

 Pantone 300 C (Primary Blue)

ROW



260277-07

Toothman Orthodontics
260277-XX_ToothmanOrtho

STRICKLER
stricklersigns.com
Kevin Coutts
717-465-5461 | kcoutts@stricklersigns.com
Toll Free 800 222 0387 Fax 717-624-8450

8

TOOTHMAN ORTHODONTICS
81 North Edgewood Dr, Hagerstown, MD 21740

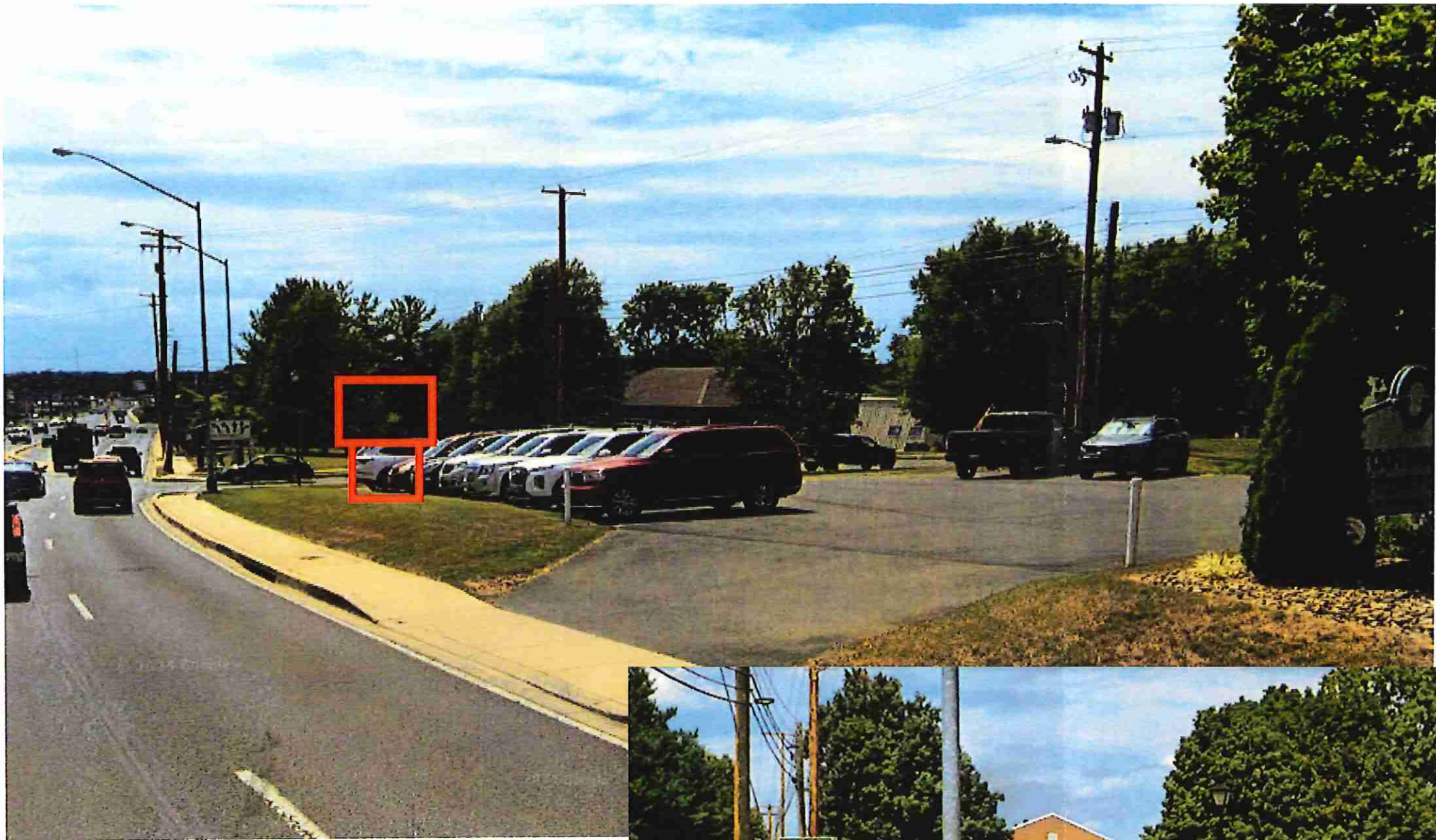
QUANTITY 1	CHANNEL LETTERS	LISTED
SCALE 1/2"=1'	SIGN CABINET	
	DIGITAL SIGN	
ILLUMINATED ☒	LED BORDER TUBE	
NON-ILLUMINATED ☐	VOLTAGE	
SINGLE FACED ☐	AMPS PER FACE	
DOUBLE FACED ☒	TOTAL AMPS	
	PHOTOCELL	
	TIMER	
	DISCONNECT SWITCH	

DATE/ARTIST	DESCRIPTION
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CLIENT SIGNATURE:



RED is New Proposed Location



Sign Location

260277-07
Toothman Orthodontics
260277-XX_ToothmanOrtho



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stricklersigns.com
Kevin Coutts
717-465-5461 | kcoutts@stricklersigns.com
Toll Free 800.222.0387 Fax 717-624-5450

10

TOOTHMAN ORTHODONTICS
81 North Edgewood Dr, Hagerstown, MD 21740

QUANTITY 1	CHANNEL LETTERS	UL LISTED
SCALE 1/2"=1'	SIGN CABINET	
ILLUMINATED	DIGITAL SIGN	
NON-ILLUMINATED	LED BORDER TUBE	
SINGLE FACED	VOLTAGE	
DOUBLE FACED	AMPS PER FACE	
	TOTAL AMPS	
	PHOTOCELL	
	TIMER	
	DISCONNECT SWITCH	

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TOOTHMAN ORTHODONTICS
81 North Edgewood Dr, Hagerstown, MD 21740

QUANTITY 1	CHANNEL LETTERS	LISTED
SCALE 1/2"=1'	SIGN CABINET	
ILLUMINATED ☒	DIGITAL SIGN	
NON-ILLUMINATED ☐	LED BORDER TUBE	
SINGLE FACED ☐	VOLTAGE	
DOUBLE FACED ☒	AMPS PER FACE	
	TOTAL AMPS	
	PHOTOCELL	
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