

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 19-0420

Introduced by: Councilmembers Reisinger and Costello
At the request of: Topgolf USA Baltimore, LLC
Address: c/o Alyssa Domzal, Esquire, Ballard Spahr LLP, 300 East Lombard Street, 18th Floor,
Baltimore, Maryland 21202
Telephone: 410-528-5510
Introduced and read first time: July 22, 2019
Assigned to: Land Use Committee

Committee Report: Favorable with amendments
Council action: Adopted
Read second time: September 9, 2019

AN ORDINANCE CONCERNING

**Zoning – Signage Variances –
1411 Warner Street and 301 Stockholm Street**

FOR the purpose of granting variances from certain signage regulations for the establishment of signs on the properties known as 1411 Warner Street (Block 0845, Lot 001) and 301 Stockholm Street (Block 0984, Lot 001), which lots are to be consolidated, as outlined in red on the accompanying plat.

BY authority of
Article 32 - Zoning
Sections 5-201(a), 5-305(a), 17-201 (Table 17-201 (C-5-DC)), 17-306 (Table 17-306 (C-5-DC)), and 17-404
Baltimore City Revised Code
(Edition 2000)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That pursuant to the authority granted by §§ 5-201(a), 5-305(a), and 17-404 of Article 32 - Zoning, permission is granted for a variance from the canopy sign height regulation of 2 feet, as specified in § 17-404, to permit a canopy sign with a height of 3.5 feet, designated as Sign 1 on the plan entitled “Signage Plan”, dated March 7, 2019.

SECTION 2. AND BE IT FURTHER ORDAINED, That pursuant to the authority granted by §§ 5-201(a), 5-305(a), and 17-404 of Article 32 - Zoning, permission is granted for a variance from the canopy sign width regulation of 80% of the width of the canopy, as specified in § 17-404(b)(6), to permit a canopy sign with a width of 89% of the width of the canopy, designated as Sign 1 on the Signage Plan.

SECTION 3. AND BE IT FURTHER ORDAINED, That pursuant to the authority granted by §§ 5-201(a), 5-305(a), and 17-404 of Article 32 - Zoning, permission is granted for a variance from

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment.
~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from existing law by amendment.

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1 the canopy sign height regulation of 2 feet, as specified in § 17-201 (Table 17-201: Sign
2 Regulations), to permit a canopy sign with a height of ~~19.3~~ 20.33 feet, designated as Sign 2 on
3 the Signage Plan.

4 **SECTION 4. AND BE IT FURTHER ORDAINED**, That pursuant to the authority granted by §§ 5-
5 201(a), 5-305(a), and 17-201 (Table 17-201) of Article 32 - Zoning, permission is granted for a
6 variance from the canopy sign area regulation of 111.76 square feet, being 2 feet multiplied by
7 55.88 feet in canopy width, as specified in § 17-201 (Table 17-201: Sign Regulations), to permit
8 a canopy sign with an area of 418.2 square feet, designated as Sign 2 on the Signage Plan.

9 **SECTION 5. AND BE IT FURTHER ORDAINED**, That pursuant to the authority granted by §§ 5-
10 201(a), 5-305(a), and 17-201 (Table 17-201) of Article 32 - Zoning, permission is granted for a
11 variance from the freestanding pylon sign height regulation of 20 feet, as specified in § 17-201
12 (Table 17-201: Sign Regulations), to permit a freestanding pylon sign with a height of 77 feet,
13 designated as Sign 11 on the Signage Plan.

14 **SECTION 6. AND BE IT FURTHER ORDAINED**, That pursuant to the authority granted by §§ 5-
15 201(a), 5-305(a), and 17-201 (Table 17-201) of Article 32 - Zoning, permission is granted for a
16 variance from the freestanding pylon sign area regulation of 50 feet, as specified in § 17-201
17 (Table 17-201: Sign Regulations), to permit a freestanding pylon sign with an area of 640.2
18 square feet, designated as Sign 11 on the Signage Plan.

19 **SECTION 7. AND BE IT FURTHER ORDAINED**, That pursuant to the authority granted by §§ 5-
20 201(a), 5-305(a), and 17-201 (Table 17-201) of Article 32 - Zoning, permission is granted for a
21 variance from the freestanding pylon sign width regulation of 6 feet, as specified in § 17-201
22 (Table 17-201: Sign Regulations), to permit a freestanding pylon sign with a width of 41.5 ~~square~~
23 feet, designated as Sign 11 on the Signage Plan.

24 **SECTION 8. AND BE IT FURTHER ORDAINED**, That pursuant to the authority granted by §§ 5-
25 201(a), 5-305(a), and 17-306 (Table 17-306) of Article 32 - Zoning, permission is granted for a
26 variance from the regulation of the maximum cumulative area of 1,200 square feet of signs
27 permitted on a lot, as specified in § 17-306 (Table 17-306: Sign Regulations) to permit a
28 maximum cumulative area of signs of ~~3,487.73~~ 3,766.09 square feet on the lot.

29 **SECTION 9. AND BE IT FURTHER ORDAINED**, That as evidence of the authenticity of the
30 accompanying plat and in order to give notice to the agencies that administer the City Zoning
31 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
32 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
33 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
34 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
35 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
36 the Zoning Administrator.

37 **SECTION 10. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the 30th
38 day after the date it is enacted.

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Certified as duly passed this _____ day of _____, 20__

President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,
this _____ day of _____, 20__

Chief Clerk

Approved this _____ day of _____, 20__

Mayor, Baltimore City