


FROM	NAME & TITLE	CHRIS RYER, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #19-0429/ VACANT STRUCTURES – POSTING OWNER INFORMATION		

TO

DATE:

The Honorable President and
 Members of the City Council
 City Hall, Room 400
 100 North Holliday Street

September 26, 2019

The Department of Planning is in receipt of City Council Bill #19-0429, which is for the purpose of requiring that owners of certain vacant structures to conspicuously post on the exterior of the structure certain information regarding the ownership of the structure; requiring that the sign meet certain specifications; specifying when signs must be posted; dedicating a certain portion of the fine proceeds to the Affordable Housing Trust Fund; conforming related provisions; and providing for a special effective date.

The Department of Planning has no objection to City Council Bill #19-0429, and defers to the Department of Housing and Community Development as the more directly impacted agency. We note, however, that all signage on properties are governed by Article 32 – *Zoning*, Title 17. Any required sign’s area would therefore need to be accommodated within the overall maximum amount of signage permitted on each property. We suspect that fact will encourage applicants to only use the minimum sign area allowed by this rule (*i.e.* 8.5” by 11”). In cases where properties already have the maximum (or more) signage permitted for that zoning district, this newly required sign would then need a variance approved by the Board of Municipal and Zoning Appeals. This process creates an additional burden of a permit to install the sign at a minimum, and potentially also the time and cost required should a public hearing for a variance be needed.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

- cc: Mr. Nicholas Blendy, Mayor’s Office
 Mr. Matthew Stegman, Mayor’s Office
 Ms. Nina Themelis, Mayor’s Office
 The Honorable Edward Reisinger, Council Rep. to Planning Commission
 Mr. Colin Tarbert, BDC
 Mr. Derek Baumgardner, BMZA
 Mr. Geoffrey Veale, Zoning Administration
 Mr. Bob Pipik, DHCD
 Ms. Elena DiPietro, Law Dept.
 Mr. Francis Burnszynski, PABC
 Mr. Liam Davis, DOT
 Ms. Natawna Austin, Council Services
 Mr. Dominic McAlily, Council Services