



## Legislation Details (With Text)

<b>File #:</b>	19-0420	<b>Version:</b>	0	<b>Name:</b>	Zoning - Signage Variances - 1411 Warner Street and 301 Stockholm Street
<b>Type:</b>	Ordinance	<b>Status:</b>		<b>Status:</b>	Enacted
<b>File created:</b>	7/22/2019	<b>In control:</b>		<b>In control:</b>	City Council
<b>On agenda:</b>		<b>Final action:</b>		<b>Final action:</b>	9/30/2019
<b>Enactment date:</b>		<b>Enactment #:</b>		<b>Enactment #:</b>	19-302
<b>Title:</b>	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.				
<b>Sponsors:</b>	Edward Reisinger, Eric T. Costello				
<b>Indexes:</b>	Signs, Variances, Zoning				
<b>Code sections:</b>					
<b>Attachments:</b>	1. Statement of Intent 19-0420, 2. Plat 19-0420, 3. Topgolf Summary Sheet 19-0420, 4. Topgolf Signage Plan 19-0420, 5. 19-0420~1st Reader, 6. BDC 19-0420, 7. BMZA 19-0420, 8. DOT 19-0420, 9. Finance 19-0420, 10. Law 19-0420, 11. Planning Commission 19-0420, 12. DHCD 19-0420, 13. 2nd Reader Committee Amendments 19-0420 1 of 2, 14. 2nd Reader Committee Amendments 19-0420 2 of 2, 15. 19-0420~3rd Reader, 16. Complete Bill File 19-0420				

Date	Ver.	Action By	Action	Result
10/7/2019	0	Mayor	Signed by Mayor	
9/23/2019	0	City Council	Approved and Sent to the Mayor	
9/9/2019	0	Land Use Committee	Recommended Favorably with Amendment	
9/9/2019	0	City Council	3rd Reader, for final passage	
8/28/2019	0	Land Use Committee	Recommended Favorably with Amendment	Pass
8/7/2019	0	Land Use Committee	Sign Posting	
7/25/2019	0	The City Council	Refer to Baltimore Development Corporation	
7/25/2019	0	The City Council	Refer to Dept. of Finance	
7/25/2019	0	The City Council	Refer to Dept. of Housing and Community Development	
7/25/2019	0	The City Council	Refer to Dept. of Transportation	
7/25/2019	0	The City Council	Refer to Planning Commission	
7/25/2019	0	The City Council	Refer to City Solicitor	
7/25/2019	0	The City Council	Refer to Board of Municipal and Zoning Appeals	
7/22/2019	0	City Council	Assigned	
7/22/2019	0	Land Use Committee	Scheduled for a Public Hearing	
7/22/2019	0	City Council	Introduced	

\* **Warning:** This is an unofficial, introductory copy of the bill.

The official copy considered by the City Council is the first reader copy.

**Introductory\***  
**City of Baltimore**  
**Council Bill**

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, 18<sup>th</sup> Floor,  
Baltimore, Maryland 21202  
Telephone: 410-528-5510

A Bill Entitled

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

**Section 4. And be it further ordained,** That pursuant to the authority granted by §§ 5-201(a), 5-305(a), and 17-201 (Table 17-201) of Article 32 - Zoning, permission is granted for a variance from the canopy sign area regulation of 111.76 square feet, being 2 feet multiplied by 55.88 feet in canopy width, as specified in § 17-201 (Table 17-201: Sign Regulations), to permit a canopy sign with an area of 418.2 square feet, designated as Sign 2 on the Signage Plan.

**Section 5. And be it further ordained,** That pursuant to the authority granted by §§ 5-201(a), 5-305(a), and 17-201 (Table 17-201) of Article 32 - Zoning, permission is granted for a variance from the freestanding pylon sign height regulation of 20 feet, as specified in § 17-201 (Table 17-201: Sign Regulations), to permit a freestanding pylon sign with a height of 77 feet, designated as Sign 11 on the Signage Plan.

**Section 6. And be it further ordained,** That pursuant to the authority granted by §§ 5-201(a), 5-305(a),

and 17-201 (Table 17-201) of Article 32 - Zoning, permission is granted for a variance from the freestanding pylon sign area regulation of 50 feet, as specified in § 17-201 (Table 17-201: Sign Regulations), to permit a freestanding pylon sign with an area of 640.2 square feet, designated as Sign 11 on the Signage Plan.

**Section 7. And be it further ordained,** That pursuant to the authority granted by §§ 5-201(a), 5-305(a), and 17-201 (Table 17-201) of Article 32 - Zoning, permission is granted for a variance from the freestanding pylon sign width regulation of 6 feet, as specified in § 17-201 (Table 17-201: Sign Regulations), to permit a freestanding pylon sign with a width of 41.5 square feet, designated as Sign 11 on the Signage Plan.

**Section 8. And be it further ordained,** That pursuant to the authority granted by §§ 5-201(a), 5-305(a), and 17-306 (Table 17-306) of Article 32 - Zoning, permission is granted for a variance from the regulation of the maximum cumulative area of 1,200 square feet of signs permitted on a lot, as specified in § 17-306 (Table 17-306: Sign Regulations) to permit a maximum cumulative area of signs of 3,487.73 square feet on the lot.

**Section 9. And be it further ordained,** That as evidence of the authenticity of the accompanying plat and in order to give notice to the agencies that administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat; and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of Housing and Community Development, the Supervisor of Assessments for Baltimore City, and the Zoning Administrator.

**Section 10. And be it further ordained,** That this Ordinance takes effect on the 30<sup>th</sup> day after the date it is enacted.