


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR		
	SUBJECT	BMZA / 526 South Smallwood Street		

TO

Mr. David Tanner, Executive Director
Board of Municipal and Zoning Appeals
417 East Fayette Street, 14th Floor

DATE: June 4, 2012

REQUEST

The Department of Planning has received Jose Melo's Board of Municipal and Zoning Appeals (BMZA) application to erect a wrap-around awning incorporating signage on this corner building. We understand that this appeal is scheduled for hearing on June 12, 2012.

SITE

526 South Smallwood Street is located on the southwest corner of the intersection with Christian Street. This property measures approximately 15' by 72'7" and is currently improved with a two-story end-of-row residential mixed-use building covering the entire lot. This site is zoned R-8 and is located within the Operation Reach Out Southwest (OROSW) Strategic Neighborhood Action Plan area.

ANALYSIS

Use: In this zoning district, grocery stores are not listed as a permitted or conditional use, and so are not allowed (§4-1101 to §4-1104). In this case, the property was last authorized for use as a grocery store, which is a nonconforming use in this R-8 General Residence District, and a dwelling. The existing uses would continue.

Signs: The applicant is proposing to add a wrap-around awning, its front portion extending approximately 16' across the entire front façade of the building, its side portion extending approximately 14' along the side of the building, with a 2' high sign band included in the lower part of the awning. As a result there would be approximately 32 square feet of maximum potential sign area created on the front of the building and approximately 28 square feet of potential sign area created on the side of the building. The actual sign area would be based upon the entire area of the letters, based solely on each letter's stroke (§11-203.d.). The applicant has not submitted a dimensioned drawing of the actual size of the signs proposed to be placed on the proposed wrap-around awning, with a computation of the proposed sign area as defined by the Zoning Code.

Identification signs: For buildings containing 20 or more dwelling units and non-residential buildings in R-1 through and including R-8 Districts, 1 non-illuminated or indirectly illuminated identification sign is allowed for each street frontage. These signs may not: (1) exceed (i.) 18 square feet, or (ii.) if directly illuminated, 12 square feet; (§11-319).

RECOMMENDATION

The Department of Planning recommends that, if this appeal is approved, the applicant be limited to a maximum of 18 square feet of non-illuminated or indirectly illuminated sign area on each portion of the wrap-around awning that is authorized by a minor privilege permit.

TJS/wya/mf

cc: Jose Melo, Appellant

Southern