

FROM	NAME & TITLE	TJS THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR
	SUBJECT	BMZA / 5100/ 5150 Baltimore National Pike

CITY of
BALTIMORE
MEMO



TO

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

DATE: February 5, 2016

REQUEST

The Department of Planning has received Joe Schonfeld's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Transformation Ministries, to install a 50.35 square feet in area illuminated rooftop sign on the church structure at the address known as 5150 Baltimore National Pike. The Zoning Administrator has determined that this would not be in compliance with Zoning Code regulations for signs in Residence and Office-Residence Districts. We understand that this appeal is scheduled for hearing on February 9, 2016.

SITE

5100/ 5150 Baltimore National Pike is located on the north side of the street, west of the intersection with Briarclift Road. This property extends westward from Briarclift Road to (and beyond) the City limits and contains approximately 12.191 acres within Baltimore City and a total of approximately 18.5 acres, and is currently improved with a group of one- and two-story religious institutional buildings. This site is zoned R-5.

ANALYSIS

Use: In this zoning district, roof signs are not permitted, and so are not allowed (§11-306). No sign may extend above the roof line of the building to which it is attached (§11-307). In this case, the property was last authorized for use as a church and a day nursery, which are permitted and conditional uses, respectively, in this R-5 General Residence District. The Department of Planning would have no objection to placement of the proposed sign on the front wall of the building proposed for the sign in the application, in a manner which would comply with the regulation (§11-307) cited. The Department would also not object to use of a monument-style free-standing sign in front of the building, provided that it complies with the requirements of §11-319 of the Zoning Code. .

RECOMMENDATION

The Department of Planning recommends disapproval of this appeal as filed, because the Zoning Code does not authorize roof signs in Residence Districts such as the R-5 zoning district where this property is located.

TJS/wya/mf

cc: Joe Schonfeld, Appellant