


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR <i>John / for T.J.S.</i>	CITY of BALTIMORE  <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 <sup>TH</sup> FLOOR		
	SUBJECT	BMZA / 800 South Oldham Street		

TO

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

DATE:

April 12, 2012

**REQUEST**

The Department of Planning has received Carl Dyhrberg's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of the East Baltimore Church of God, to construct a free-standing directly illuminated sign. We understand that this appeal is scheduled for hearing on April 17, 2012.

**SITE**

800 South Oldham Street is located on the southwest corner of the intersection with Fait Avenue. This property measures approximately 100' by 264' and is currently improved with a one-story religious institutional building measuring approximately 50' by 140'. This site is zoned R-8 and is located within the Southeast Neighborhoods Development (SEND) Strategic Neighborhood Action Plan area.

**ANALYSIS**

Use: In this zoning district, identification signs are a permitted accessory use, and so are allowed (§4-1102 and §11-319). These signs, if indirectly illuminated, are limited to 18 square feet in surface area, and if directly (internally) illuminated, to 12 square feet; to a height of 6 feet if free-standing; and may not project more than 8 inches across a street line if attached to a building (§11-319.b.).

The design drawings furnished by the applicant propose a directly illuminated free-standing monument-type sign with a height of approximately 7 feet and a surface area of approximately 32 square feet (approximately 8' wide by 4' high) mounted on a monument that would be over 11 feet in height at its peak.

Title 15, Subtitle 2 of the Zoning Code authorizes variances of certain items in the Code, but does not authorize variances of surface areas for signs. A height variance applicable to the proposed sign may be approved by the Board subject to its making certain findings in accordance with §15-219 of the Zoning Code.

**RECOMMENDATION**

The Department of Planning recommends disapproval of this appeal, because the sign proposed would exceed the Zoning Code's limitations on free-standing signs in R-8 Districts and the Board is not authorized by the Zoning Code to approve variances of those limitations.

TJS/wya/mf

cc: Carl Dyhrberg, Appellant