

<b>FROM</b>	NAME & TITLE	LAURIE FEINBERG, ACTING DIRECTOR	CITY of BALTIMORE  <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8TH FLOOR		
	SUBJECT	MINOR CHANGE / THE FOUNDRY AT FORT PUD #119 – 921 EAST FORT AVENUE – SIGNAGE		

**TO**

DATE:

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

January 11, 2019

Mr. Geoff Veale, Zoning Administrator  
 Department of Housing and Community Development  
 417 East Fayette Street, 1st Floor

This is to inform you that on January 10, 2019, the Planning Commission approved a Minor Change for The Foundry at Fort Planned Unit Development (PUD) #119. The Minor Change affects tenant signage on the western elevation near Fort Avenue.

For your information, the PUD for this site was originally established by Ordinance #03-527, approved April 23, 2003. A copy of the staff report is attached for your reference, and copies of the plan submittals are available for inspection in our office.

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

LF/ewt

attachment

cc: Mr. Pete Hammen, Chief Operating Officer  
 Mr. Jim Smith, Chief of Strategic Alliances  
 Ms. Karen Stokes, Mayor's Office  
 Mr. Colin Tarbert, Mayor's Office  
 Mr. Jeff Amoros, Mayor's Office  
 The Honorable Edward Reisinger, Council Rep. to Planning Commission  
 Mr. Joseph R. Woolman, III, Attorney for Applicant



Catherine E. Pugh  
Mayor

## PLANNING COMMISSION

Sean D. Davis, Chairman

### STAFF REPORT



Laurie Feinberg  
Acting Director

January 10, 2019

**REQUEST:** Revised Final Design Approval/ The Foundry at Fort Planned Unit Development #119 – 921 East Fort Avenue – Signage

**RECOMMENDATION:** Approval

**STAFF:** Eric Tiso, AICP

**PETITIONER:** Connie Rhodes, c/o Joseph R. Woolman, III, Esq.

**OWNER:** Fort Avenue Properties, LLC

#### **SITE/GENERAL AREA**

Site Conditions: 921 East Fort Avenue is on the southwestern corner with the intersection with Ludlow Street. The property is zoned C-3, and contains 2.259± acres, and is currently improved with two- and three-story brick buildings that are used for a variety of commercial uses. It is part of Planned Unit Development (PUD) #119.

General Area: This property is in the western edge of the Locust Point Industrial Area, on the edge of the Riverside community.

#### **HISTORY**

- On April 23, 2003, the Foundry at Fort Planned Unit Development (PUD) #119 was established by Ordinance #03-527;
- On October 21, 2010, an addition was approved for the Athletic Club;
- On October 28, 2013, a new pylon sign was approved on Key Highway; and
- On September 27, 2018, a pool bar was approved for Merritt Athletic Club.

#### **ANALYSIS**

Signage: This proposal is for signage on the western edge of the three-story portion of the building, at the northern end, which is visible from east-bound East Fort Avenue. The painted signs will identify tenants, with one central main tenant sign flanked on either side with four sign bands for minor tenants of the building. This tenant signage will be placed below the existing straight painted building identification sign band.

For purposes of the PUD, staff has determined that this proposal constitutes a minor change, and may be approved by the Planning Commission as a revised final design approval. With the Planning Commission's approval of this design, each tenant sign may be changed in the future as

leasing changes, but each sign component must be contained within the separate approved sign areas and may not be combined.

Notification: The Locust Point Community Association has been notified of this action.



**Laurie Feinberg**  
**Acting Director**