



PLANNING AND ZONING COMMISSION

April 9, 2020

TITLE: Heritage Honda Signage

REQUEST: **Application for Sign or Awning - Case No. 1756 Approval**
The Applicant is requesting Application for Sign or Awning approval for one new wall mounted sign exceeding 64 square feet in area.

PROJECT INFORMATION:

LOCATION: 580 Baltimore Boulevard (07-003560), approximately 800' northwest of the Malcolm Drive and Baltimore Boulevard (Route 97 and Route 140) intersection.

ZONE: B Business Zone

APPLICANT/REPRESENTATIVES:

APPLICANT: Melissa Brent, MG Permits

OWNER: CAR MI MD BALT LLC

ENGINEER: N/A

ARCHITECT: N/A

ATTORNEY: N/A

STAFF: Andrew R. Gray, Comprehensive Planner
Mark A. Depo, Director of Community Planning and Development

RECOMMENDATION: Approval

ATTACHMENTS:

1. Application for Sign or Awning No. 1756

STAFF REPORT

RELEVANT ZONING ORDINANCE SECTIONS:

- City of Westminster Zoning Ordinance (Zoning Ordinance) Section 164-118.: “No sign may be erected in any zone, nor a permit issued therefor, unless such sign is specifically permitted by this article and complies with all of the requirements of this chapter.”
- Zoning Ordinance Section 164-123 A.: “except as provided in § 164-120 [Signs not requiring permits], no sign shall be erected, altered or relocated without a sign permit issued by the Zoning Administrator.”
- Zoning Ordinance Section 164-121 A.(5): “Any sign or signs [in the B Business Zone] for property adjacent to any divided street or highway shall be permitted as follows. Applications for signs which do not exceed 64 square feet in total area and which do not exceed 12.5 feet in height shall be approved by the Zoning Administrator. Applications for signs up to and including 125 square feet and/or up to and including 20 feet in height shall be approved by the Commission [Planning and Zoning Commission].”

BACKGROUND INFORMATION:

Pursuant to Zoning Ordinance Section 164-41 A.(7), “Automobile, trailer and implement sales and services, except automobile car washes and including motorcycle shops and auto accessory stores” is listed as a permitted use in the B Business Zone. Additionally, pursuant to Zoning Ordinance Section 164-121 A., “business signs pertaining to a use on the premises are permitted as an accessory use in the Business Zone”.

On March 2, 2020, Heritage Honda, represented by MG Permits, applied for review of five Applications for Sign or Awning for wall mounted signs for the Heritage Honda automobile sales and service use located at the subject property 580 Baltimore Boulevard (Account Identifier Number 07-003560). Four of the five wall mounted signs located were approved by the Zoning Administrator as each sign was under 64 square feet in area. [ZO Section 164-121.A.] One proposed wall mounted sign exceeds 64 square feet in area but is under 125 square feet in area, requiring Commission review and approval. [ZO Section 164-121.A.]

In addition to the subject property, Honda Heritage also operates an automobile sales use on the adjacent property to the east, Account Identifier Number 07-027834, which is proposing a freestanding sign as outlined in Item B of the April 9, 2020 Commission Agenda.

VICINITY MAP:



★ = Site

SIGN PERMIT REVIEW COMMENTS:

The Application for Sign or Awning Case No. 1756 proposes a 65.5 square foot wall mounted sign. The area of all signs on the premises shall not exceed three square feet for each linear foot of the front building wall. Pursuant to the Application for Sign or Awning, the linear feet of front wall is 177 feet 4.63 inches. Therefore, according to the Zoning Ordinance, 532.2 square feet of signage is allowed at the subject property.

Staff approved four Applications for Sign or Awnings for wall mounted signage at the subject property totaling 104.3 square feet. The proposed 65.5 square foot wall mounted sign and the additional four signs approved by staff would bring the total signage area at the subject property to 169.8 square feet.

Commission Review

Pursuant to Section 164-121 A. (5) (a) ...”In determining whether or not to approve an application, the Zoning Administrator or the Commission shall take into consideration the following factors: traffic and pedestrian safety; the size, configuration, elevation and location of the property; existing signs on the property and neighboring properties; aesthetics; and any other factors relating to the location, size, design, composition and specific character of the proposed sign deemed appropriate by the Zoning Administrator or the Commission. No sign shall be approved

if the Zoning Administrator or the Commission finds that it would not achieve a maximum of compatibility, safety, efficiency and attractiveness.

Development Design Preferences Manual

CP&D staff reviewed for applicable requirements in the Development Design Preferences Manual and found no problem with the proposal. Pursuant to Section XXIV, Signage review required per the provisions of Article XVII, B. of the Planning and Zoning Commission (PZC) Rules and Regulations, the PZC will utilize the current version of the Development Design Preferences (DDP) in its review of signage. Except as explicitly stated in a motion, the PZC recognizes implicitly that a motion for approval affirms the required compliance.

RECOMMENDATION:

Staff recommends that the Commission consider approval of one proposed wall mounted sign.

DRAFT MOTIONS:

1. I move that the Planning and Zoning Commission approve Application for Sign or Awning Case No. 1756 based on the Staff Report provided at the April 09, 2020, Planning and Zoning Commission meeting.

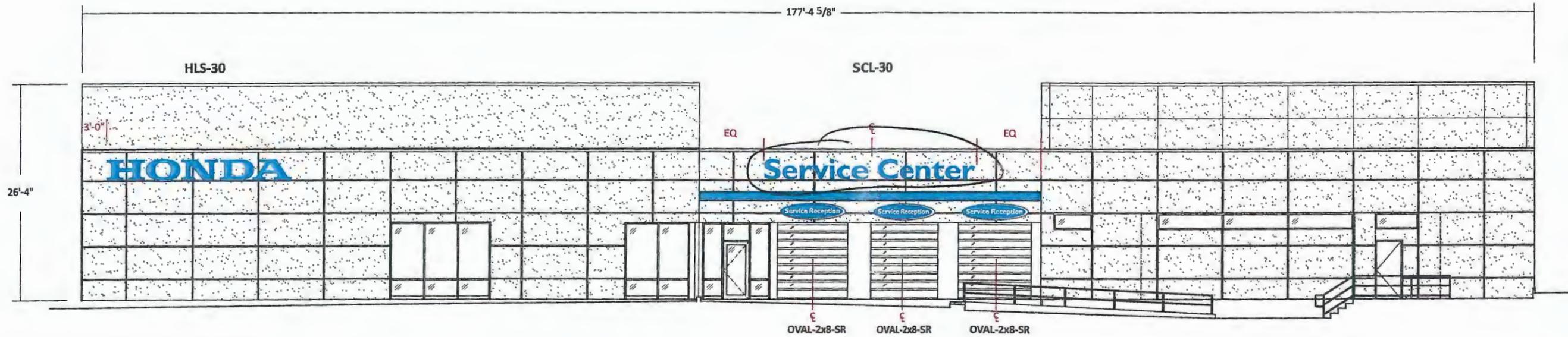
OR

2. I move that the Planning and Zoning Commission deny Application for Sign or Awning Case No. 1756.

OR

3. I move an alternate motion.

Elevation



Project ID

KR2-24184

Date: NOV-22-2019

Scale: N.T.S.

Sales: K.Rosen

Designer: C.Sabatino

Rev. #: R1

Date: 14-FEB-2020

Revision Note:

Replace ES oval to SR

Conceptual

Information Required:

Master

Electrical

120V 347V

Other _____

Customer Approval

Signature _____

MM/DD/YYYY _____

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

All rights reserved. The artwork depicted herein are copyright and are the exclusive property of Pattison Sign Group and as such cannot be reproduced in whole or in part without written permission by Pattison Sign Group.

208211
Heritage Honda
580 Baltimore Blvd.
Westminster, MD

Sign Item

Elevation



520 West Summit Hill Drive Suite 702 Knoxville TN. 37902
(Toll Free) 1.866.635.1110 (Fax) 1.899.694.1106
www.pattisonsign.com



This sign to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



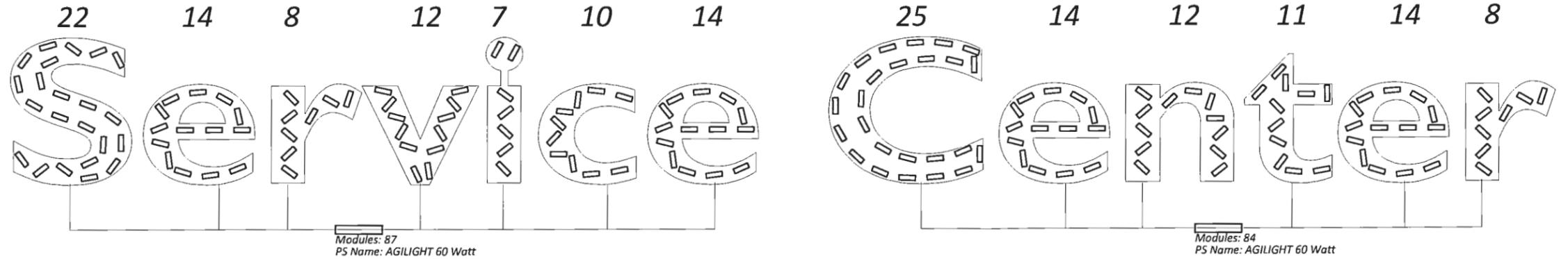
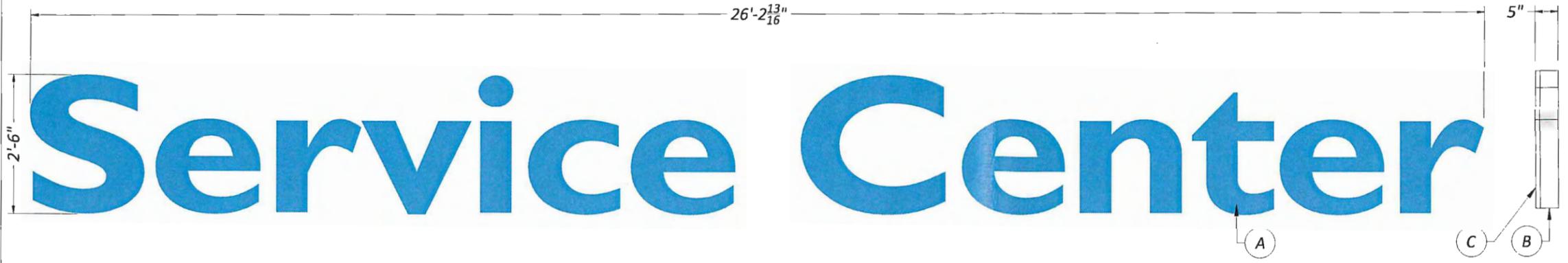
Fluorescent, Neon and HID lamps contain Mercury (HG). Dispose of the lamps according to Local, Provincial, State or Federal Laws.

H-SCL-30 LED

30" Service Center (HONDA)
FLUSH MOUNT LETTERS

INSTALLATION:	-	INTERIOR	X	EXTERIOR
ELECTRICAL SPECIFICATIONS:	VOLTS: 120 VAC		AMP: 0.0 A	CIRC: 1
			WEIGHT:	0000 lbs

ITEM	PART NO.	DESCRIPTION	QTY
1	-----	.040 ALUMINUM COIL RETURNS	XXXXX
2	-----	1" JEWELITE TRIM CAP	XXXXX
3	-----	.187 ACRYLIC FACES	XXXXX
4	-----	3MM SIGNABOND BACKS	XXXXX
5	-----	AGILIGHT SIGNRAYZ COLOR BLUE LED's	XXXXX
6	-----	AGILIGHT 60W POWER SUPPLIES	XXXXX
7	-----	7/16 HOLES IN BACKS	XXXXX
8	-----	3/8 LAG SCREWS	XXXXX
9	-----	WALL BUSTER	XXXXX
10	-----	DISCONNECT BY OTHERS	XXXXX



(171) Modules: Agilight - BLUE SIGNRAYZ - LS-COLOR-BL-G2

#	Colors:
A	ACRYLIC: #6701 BLUE
E	COIL: CLEAR ANODIZED
C	JEWELITE: 1" BRUSHED CHROME

#	Notes:
1	
2	
3	



www.pattisonsign.com / toll free (866) 218-1976
© 2018 PATTISON SIGN GROUP. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM PATTISON SIGN GROUP.

4																			
3																			
2																			
1	Description of change	??	##/##/##																
#	Revision(s)	By:	Date:																

This sign is intended to be installed in accordance with the requirements of National Electrical Code (NEC), NFPA 70 and of the Canadian Electrical Code (CEC) or CSA C22.1 and/or other applicable local codes. It includes proper grounding and bonding of the sign.

Pattison Sign Group illuminated signs product may contain Fluorescent, Neon and/or HID lamps. These lamps contain Mercury (Hg). Disposal of these lamps will be the responsibility of the recipient, according to local, state or Federal laws.

IF THIS AGREEMENT INCLUDES THE MANUFACTURING AND INSTALLATION OF A BASE(S) BY PATTISON SIGN GROUP FOR THE SIGN ORDERED HEREIN, SUCH BASE(S) SHALL BE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. IF A BASE(S) IS TO BE BUILT OR PROVIDED BY THE CUSTOMER (OR AGENT), AND NOT BY PATTISON SIGN GROUP, THE CUSTOMER SHALL ENSURE THAT THE BASE(S) ARE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS AND SHALL HOLD PATTISON SIGN GROUP AND ITS EMPLOYEES, REPRESENTATIVES, AGENTS AND OFFICERS, HARMLESS AND INDEMNIFY IT AGAINST ANY AND ALL CLAIMS, LIABILITIES, ACTIONS, PENALTIES, FINES, AND ANY LEGAL FEES INCURRED BY PATTISON SIGN GROUP ARISING FROM THE FAILURE OF THE CUSTOMER (AND/OR ITS AGENT) OBLIGATIONS.

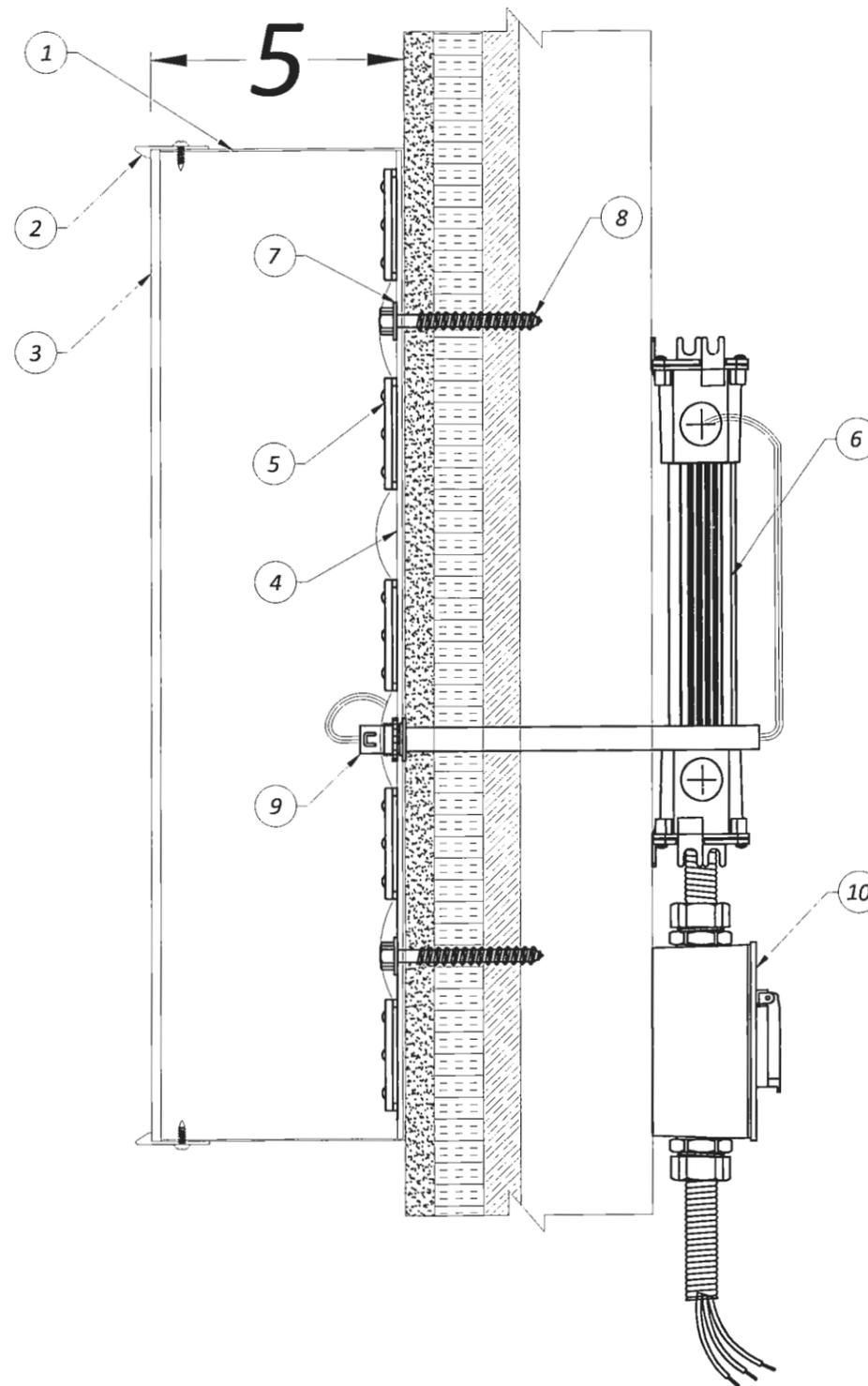
CUSTOMER:	HONDA	CASE:	
LOCATION:		DATE:	03/19/19
DRAWN BY:	C.WILLIAMS	JOB:	
CHECKED BY:		PAGE:	1 of 2
PROJECT ID:			

H-SCL-30 LED

30" Service Center (HONDA)
FLUSH MOUNT LETTERS

INSTALLATION:	- INTERIOR	X EXTERIOR
ELECTRICAL SPECIFICATIONS:	WEIGHT: 0000 lbs	
VOLTS:	120 VAC	AMP: 0.0 A
CIRC:	1	

ITEM	PART NO.	DESCRIPTION	QTY
1	-----	.040 ALUMINUM COIL RETURNS	XXXXX
2	-----	1" JEWELITE TRIM CAP	XXXXX
3	-----	.187 ACRYLIC FACES	XXXXX
4	-----	3MM SIGNABOND BACKS	XXXXX
5	-----	AGILIGHT SIGNRAYZ COLOR BLUE LED'S	XXXXX
6	-----	AGILIGHT 60W POWER SUPPLIES	XXXXX
7	-----	7/16 HOLES IN BACKS	XXXXX
8	-----	3/8 LAG SCREWS	XXXXX
9	-----	WALL BUSTER	XXXXX
10	-----	DISCONNECT BY OTHERS	XXXXX



#	Colors:
A	ACRYLIC: #6701 BLUE
E	COIL: CLEAR ANODIZED
C	JEWELITE: 1" BRUSHED CHROME

#	Notes:
1	
2	
3	



www.pattison.com / toll free (866) 218-1976

© 2018 PATTISON SIGN GROUP. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM PATTISON SIGN GROUP.

4									
3									
2									
1	Description of change	??	##/##/##						
#	Revision(s)	By:	Date:						

This sign is intended to be installed in accordance with the requirements of National Electrical Code (NEC), NFPA 70 and of the Canadian Electrical Code (CEC) or CSA 22.2 and/or other applicable local codes. It includes proper grounding and bonding of the sign.

Pattison Sign Group aluminum signs product may contain Fluorescent, Neon and/or HID lamps. These lamps contain Mercury. The disposal of these lamps will be the responsibility of the installer, according to local, state or Federal laws.

CUSTOMER:	HONDA	CASE:	
LOCATION:		DATE:	03/19/19
DRAWN BY:	C. WILLIAMS	JOB:	
CHECKED BY:		PAGE:	2 of 2
PROJECT ID:			