



PLANNING AND ZONING COMMISSION

June 11, 2020

TITLE: Big Lots Signage

REQUEST: **Application for Sign or Awning - Case No. 1765 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: 551 Jermor Lane (07-063261), approximately 1,335 feet west of the Malcolm Drive and Baltimore Boulevard (Route 97 and Route 140) intersection.

ZONE: B Business Zone

APPLICANT/REPRESENTATIVES:

APPLICANT: Michelle Shannon
Sign Vision Co., Inc.
987 Claycraft Road

OWNER: 140 Village Limited Liability Partnership
10096 Red Run Blvd Ste 300
Owings Mills MD 21117-0000

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. 1765

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].”

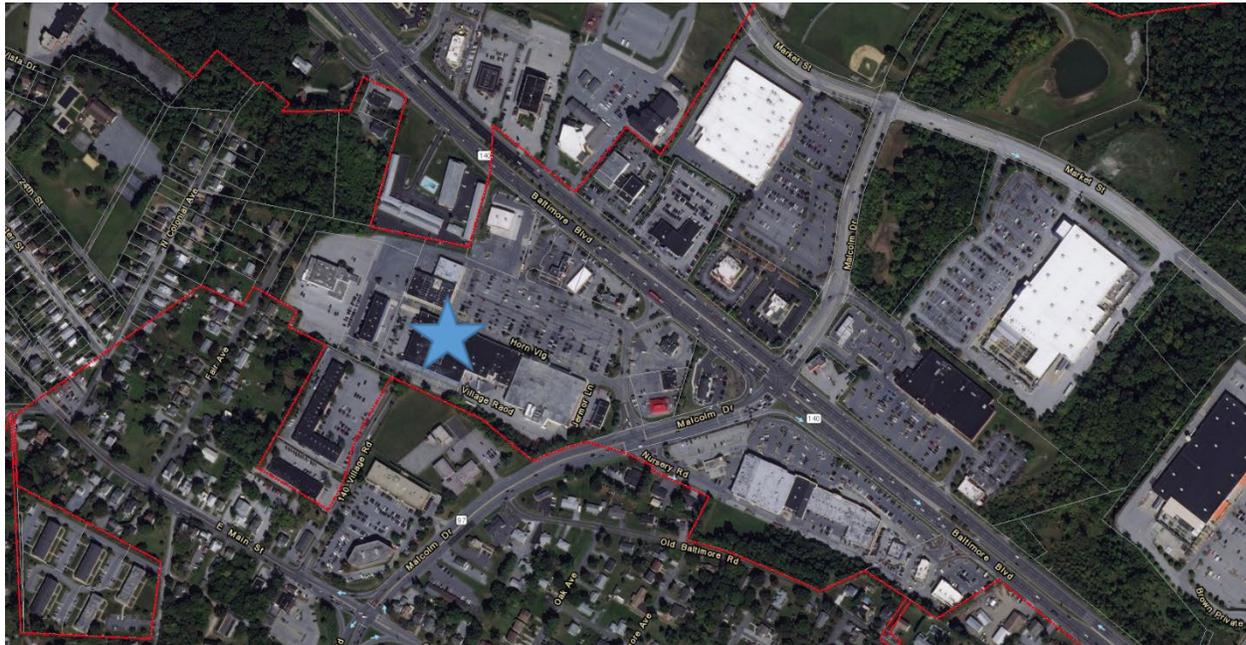
BACKGROUND INFORMATION:

Pursuant to Zoning Ordinance Section 164-41 A. (20), “Department 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 February 10, 2020, Big Lots, represented by Sign Vision Co., Inc, applied for review of an Application for Sign or Awning for a wall mounted sign for the Big Lots Department Store use located at the subject property 551 Jermor Lane (Account Identifier Number 07-063261). This 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.]

The first Application for Sign or Awning submission depicted the new sign on a new façade. Such façade was approved by the City as part of Simplified Site Plan No. SS-20-06 on May 8, 2020. Subsequent to this approval, Big Lots decided not to pursue the approved façade change. On May 26, 2020, Mr. Darrin Gray submitted a new design and inquired about moving forward with this new design.

VICINITY MAP:



★ = Site

SIGN PERMIT REVIEW COMMENTS:

The Application for Sign or Awning Case No. 1765 proposes a 119.8 square foot wall mounted sign. Pursuant to Section 164-121 A. (3) ...”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 185 feet 3 inches. Therefore, according to the Zoning Ordinance, 555.9 square feet of signage is allowed at the subject suite.

The proposed 119.8 square foot wall mounted sign and the one existing sign located on the existing shared freestanding sign (17.6 square feet, pursuant to a May 28, 2020 email from Mr. Darrin Gray to Mr. Andrew Gray) for the shopping center would bring the total signage area for Big Lots to 137.4 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 (DDP) and has no concerns with the proposed signage. Pursuant to Section XXIV, Signage review required per the provisions of Article XVII, B. of the Planning and Zoning Commission (“Commission”) Rules and Regulations, the Commission will utilize the current version of the DDP in its review of proposed signage. Except as explicitly stated in a motion, the Commission recognizes implicitly that a motion for approval affirms the required compliance.

RECOMMENDATION:

Staff recommends that the Commission consider approval of the proposed 119.8 square foot wall mounted sign for Big Lots.

DRAFT MOTIONS:

1. I move that the Planning and Zoning Commission approve Application for Sign or Awning Case No. 1765 based on the Staff Report provided at the June 11, 2020, Planning and Zoning Commission meeting.

OR

2. I move that the Planning and Zoning Commission deny Application for Sign or Awning Case No. 1765.

OR

3. I move an alternate motion.

Application Fees per sign
 \$50 for up to 64 square feet
 \$150 for up to 125 square feet
 Payable to City of Westminster



CITY OF WESTMINSTER
 56 WEST MAIN STREET
 WESTMINSTER, MD 21157

For Office Use Only
 Case No.: 1765
 Form Received: 2-10
 Fee Paid: 2-10-2020
 DCPD Reviewed: 6-5
 Appeal Received: _____
 Appeal Decision: _____

APPLICATION FOR SIGN OR AWNING

Please check one: Sign not to exceed 64 square feet Awnings (graphics are also signage)
 Sign not to exceed 125 square feet (Planning & Zoning Commission review)

Property Owner: 140 VILLAGE LLP Daytime Phone: _____
 Mailing Address: 10096 RED RUN BLVD, STE 300, OWINGS MILLS, MD 21117
 Location of Property: 140 VILLAGE SHOPPING CENTER, WESTMINSTER, MD
 Applicant Name: MICHELLE SHANNON - SIGN VISION CO INC. Daytime Phone: 410-620-8196
 SDAT Map#: 0108 Parcel#: 939 Linear feet of Front Wall: 185' 3"

All proposed signs must comply with Article XVII of the City Code. Please attach documentation to indicate:

- Locations of all signs (existing and proposed) on the development site and on all of the buildings
- Dimensions of all signs (existing and proposed) on the development site and on all of the buildings
- Height from the ground of any freestanding sign (existing or proposed) on the development site
- Methods of attaching all of the proposed signs (construction drawings and electrical, if needed)

Michelle Shannon _____ // [Signature] _____
 Applicant Signature Date Property Owner Signature Date
 Date: 2/25/20

MICHELLE SHANNON // Cartney Wenda
 Printed Name Printed Name

AREA BELOW IS FOR USE BY CITY OF WESTMINSTER

Case No. _____ **RESULTS OF APPLICATION REVIEW**

Application Approved Application Rejected

 Comprehensive Planner Date Zoning Administrator Date



Corporate Address:
987 Claycraft Road
Columbus, OH
43230

Email: Sales@SignVisionCo.com
Phone: (614) 475-5161
Fax: (614) 864-0302

When You're Ready... We're Here!

March 9, 2020

Mr. Andrew Gray,

This letter is to confirm that I am the applicant on the sign application for Big Lots located at 140 Village Shopping Center, Westminster, MD. Please proceed with processing the sign application.

Feel free to contact me with any questions at 614-620-8196.

Thank you!

Michelle Shannon

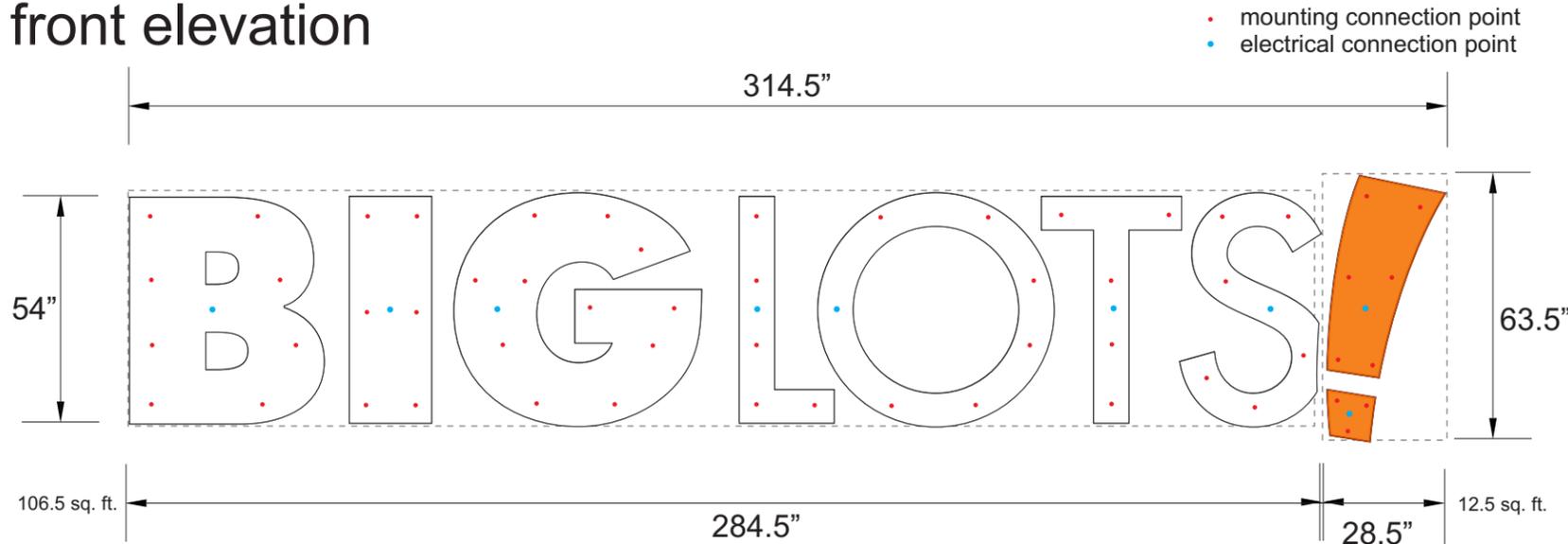
Sign Vision Co., Inc.

987 Claycraft Road

Columbus, OH 43230

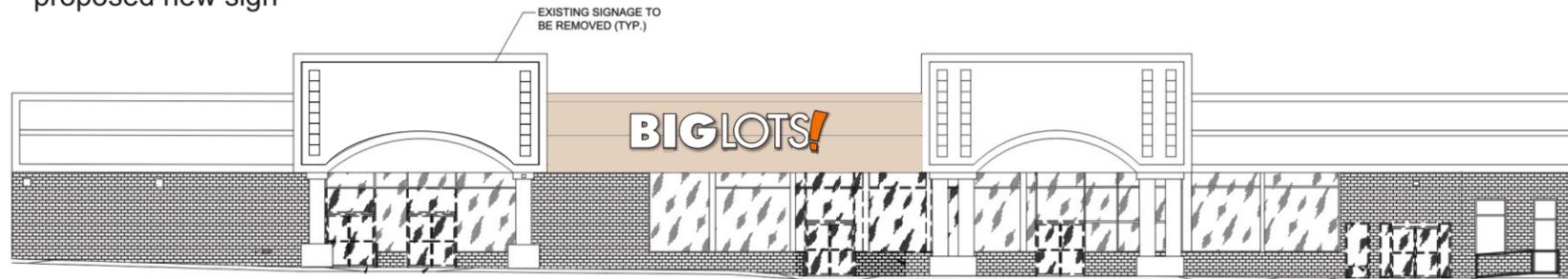
This project is an original design concept created for your personal use in connection with a project planned for you by Sign Vision Co. This design is not to be used, copied, reproduced or exhibited outside of your organization unless written permission has been given by a member of Sign Vision Co.

front elevation

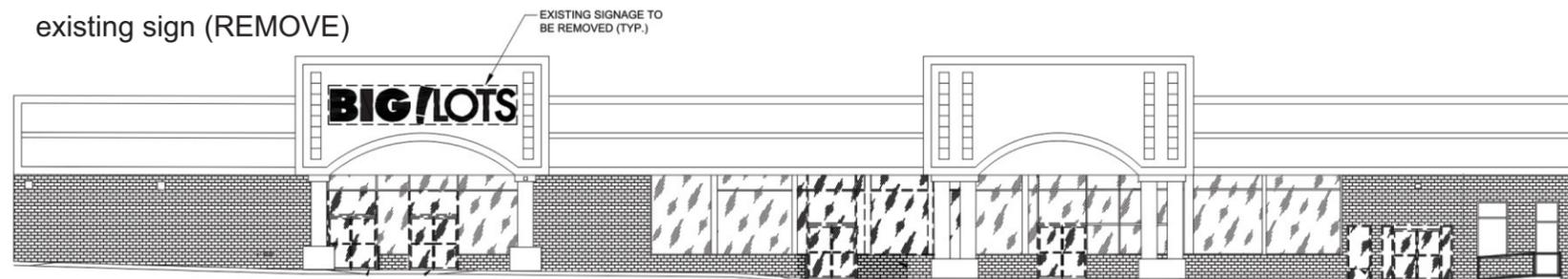


- mounting connection point
- electrical connection point

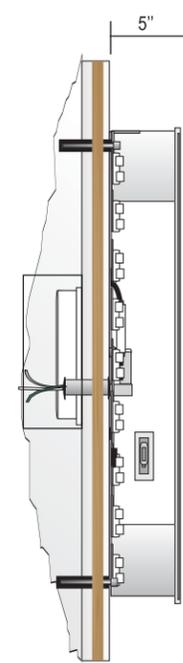
proposed new sign



existing sign (REMOVE)



LETTER SPECIFICATIONS



Fascia: Drivet over 1/2" plywood

LETTERS

- .040 x 5" Black/White Channeled Returns
- 3mm .020 White ACM Letter Backs
- FINISHED BLACK OUTSIDE
- FINISHED WHITE INSIDE

FACES

- 3/16" #7328 White Acrylite Letters
- 3/16" #2119 Orange Acrylite Exclamation
- 1" Black Jewelite Trim Cap Retainers

ILLUMINATION

- PRISM WHITE LED MODULES

- PHILIPS ADVANCE LED DRIVER
INSTALLED REMOTE BEHIND WALL
IN WATERPROOF BOX
- WIRING and FIXTURES: UL LISTED/RECOGNIZE
HARDWARE
- 12 FOOT ELECTRICAL WHIP

NOTE:

- FABRICATION AND INSTALLATION PER UL SPECIFICATIONS.
- INSTALL IN ACCORDANCE WITH THE NEC.
- ALL SIGN EQUIPT WITH DISCONNECT SWITCHES.

INSTALLATION

- ALL SIGNAGE TO BE FLUSH MOUNTED
- 1/4" x 4" TAPCON FASTENERS

- PHOTO CELL INSTALLED REMOTE BY ELECTRICIAN.

EXCLAMATION

- .040 x 5" Black/White Channeled Returns
- 3mm .020 White ACM Letter Backs
- FINISHED BLACK OUTSIDE
- FINISHED WHITE INSIDE

FACE

- 3/16" #2119 ORANGE ACRYLITE 2RK20 ACRYLIC
- 1" BLACK JEWELITE TRIM CAP RETAINERS

ILLUMINATION

- PRISM WHITE LED MODULES

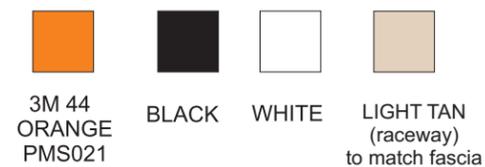
- PHILIPS ADVANCE LED DRIVER
INSTALLED REMOTE BEHIND WALL
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- WIRING and FIXTURES: UL LISTED/RECOGNIZE
HARDWARE
- 12 FOOT ELECTRICAL WHIP

ELECTRICAL CHARACTERISTICS

- 120 VOLT PER SET
- 7 AMPS
- () 20 AMP CIRCUITS

ELECTRICAL ACCESS
MUST BE BROUGHT WITH IN
3 FEET BY LICENSED
ELECTRICIAN

COLOR SPECIFICATIONS



JOB SPECIFICATIONS

- Manufacture (1) set of 4'-6" raceway mounted LED channel letters reading "BIG LOTS!"
- Labor and travel to remove (1) set of individual neon channel letters on front elevation. Fill holes in fascia and cap electric.
- Transport and dispose of old wall sign.
- Install (1) new 4'-6" raceway mounted channel letter set on corrugated fascia above entrance and connect to existing electric.



CORPORATE OFFICES:
987 CLAYCRAFT ROAD
COLUMBUS, OHIO 43230
PHONE: (614) 475-5161

JOB TITLE:
Big Lots #481
140 Village Shopping Center
Westmister, MD 21157

DATE: 06.22.20
SALESMAN: Darrin Gray
DESIGNER: Scott Kelley
DRAWING #04

FILE:
REVISION:
REVISION:
REVISION:

APPROVED WITH CORRECTIONS
NOT APPROVED RESUBMIT
SIGNATURE: _____

YOUR SIGNATURE REPRESENTS FINAL APPROVAL. PLEASE LOOK OVER CAREFULLY. CHECK ALL SPELLING AND GRAMMAR. SIGN VISION CAN NOT BE RESPONSIBLE FOR ANY ERRORS AFTER FINAL APPROVAL.