



PLANNING AND ZONING COMMISSION

February 19, 2026

TITLE: **Boot Barn Increased Sign Area, 20 Englar Road**

REQUEST: **Sign Permit 2014 - Boot Barn**

The Applicant is requesting Sign Permit Application Approval for two building mounted signs that are each greater than 64 square feet and up to but not exceeding 125 square feet as a tenant sign for Boot Barn at 20 Englar Road, the Westminster Shopping Center.

PROJECT INFORMATION:

LOCATION: 20 Englar Road, Westminster, Maryland 21158

ZONE: B Business Zone

APPLICANT/REPRESENTATIVES:

APPLICANT: Ryan Drury
Pacific Neon

STAFF: Joe Adkins, AICP, City Planner
Mark A. Depo, Director of Community Planning and Development

RECOMMENDATION: **APPROVAL**

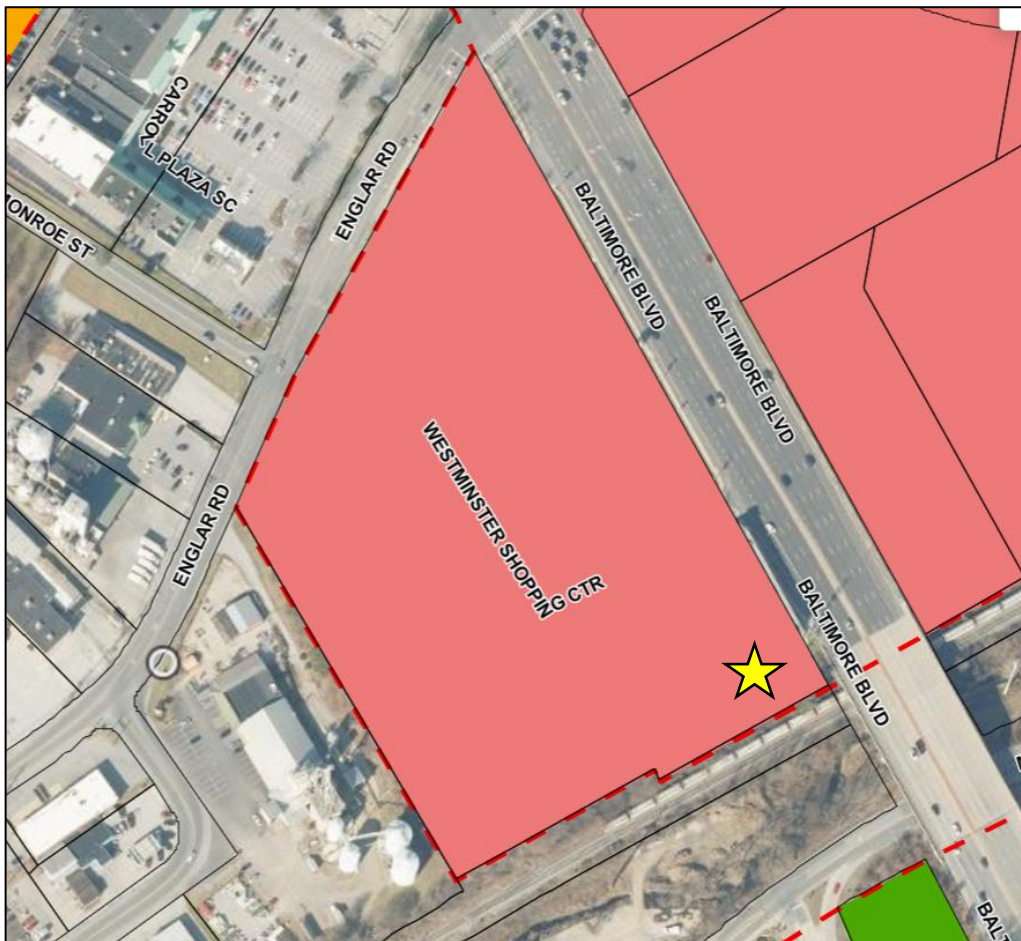
ATTACHMENTS:

1. Sign Permit 2014 Application

STAFF REPORT

Pursuant to City of Westminster Zoning Ordinance (Zoning Ordinance) Article XVII Signs, Section 164-121 A.(5)(a), On-premises business signs, Sign Permit Applications for signs up to and including 125 square feet shall be approved by the Planning and Zoning Commission (“Commission”). In determining whether or not to approve an application, 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 Commission. No sign shall be approved if the Commission finds that it would not achieve a maximum of compatibility, safety, efficiency and attractiveness. The Commission shall approve, approve subject to conditions, or disapprove the Sign Permit Application.

VICINITY MAP/LOCATION:



The subject property, 20 Englar Road Westminster, Maryland (SDAT #07-035586) hereinafter referred to as the “Property”, is zoned B Business Zone (Zoning Ordinance Article VIII) and is subject to the Zoning Ordinance. According to SDAT, the Property is approximately 10.8 acres.

DEVELOPMENT INFORMATION:

The City received Sign Permit 2014 application submitted by Ryan Drury of Pacific Neon Company for a new business, Boot Barn, at the Property. Sign Permit 2014 proposes four building mounted signs. Two of the four building mounted signs are each proposed to be **124.5 square feet** (4 feet in height x 31.125 feet) in size. The linear frontage of the store front is 104.75 feet, which allows for a **total of 314.25 square feet of signage**. The four proposed building mounted signs, including the two 124.5 square feet signs, equals **279 square feet**. Therefore, the total amount of remaining square footage for any additional building mounted, window, or other type of sign is **35.25 square feet**. All four signs are individual channel letters with internal illumination and at night will be illuminated white.

North Elevation – Facing the Parking Lot



EXISTING ELEVATION



East Elevation – Facing Baltimore Boulevard (MD Route 140)



EXISTING ELEVATION



Pursuant to Zoning Ordinance Section 164-118, Compliance required, “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 [Article XVII, Signs].” 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” provided that the signs meet the provisions of Section 164-121.A. Pursuant to Zoning Ordinance Section 164-121.A., signs greater than 64 square feet and up to but not exceeding 125 square feet must be approved by the Commission. As described and illustrate, the proposed building mounted signs are both 124.5 square feet, which is greater than 64 square feet does not exceed 125 square feet and falls under the purview of the Commission to review for approval.

COMMISSION’S FACTORS OF CONSIDERATION

The Commission shall take into consideration the following factors: 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 Commission. No sign shall be approved if the Commission finds that it would not achieve a maximum of compatibility, safety, efficiency and attractiveness. [Zoning Ordinance Section 164-121.A(5)(a)]

Due to the signs being building mounted and the location of the sign on the building, the Zoning Administrator finds there are pedestrian safety concerns. However, the Zoning Administrator is concerned with such a large sign illuminated at night facing MD Route 140. The side of the building along MD Route 140 abuts the MD Route 140 right-of-way and a 124.5 square foot sign with 4 feet tall letters illuminated white may cause vehicular safety issues. In addition, the Zoning Administrator is concerned with the attractiveness and new standard proposed for signage along MD Route 140. The Zoning Administrator is not aware of any other illuminated building mounted sign in the City that is located on a building that abuts the MD Route 140 right-of-way, particularly a sign larger than 64 square feet.

RECOMMENDATION:

DCPD recommends the Commission consider conditional approval of the Sign Permit 2014 to allow two building mounted signs of 124.5 square feet for Boot Barn at 20 Englar Road, subject to:

1. The building mounted sign located along MD Route 140 being non-illuminated channel letters or halo/reverses illuminated channel letters which are individual letters raised from the building wall, with lights inside casting a glow (halo) against the building surface.

DRAFT MOTIONS FOR SIGN PERMIT 2008-APPROVAL

1. I move that the Planning and Zoning Commission conditionally approve Sign Permit 2014 to allow two building mounted signs of 124.5 square feet each at 20 Englar Road, Westminster, Maryland, subject to one condition, as outlined in the staff report.

OR

2. I move that the Planning and Zoning Commission deny Sign Permit 2014, not allowing two building mounted signs of 124.5 square feet each at 20 Englar Road, Westminster, Maryland, as outlined in the staff report.

OR

3. I move an alternate motion.