

**SB226 \_NAIOP\_FAV**

Uploaded by: Ballentine, Tom

Position: FAV



February 19, 2020

The Honorable Delores G. Kelley, Chair  
Senate Finance Committee  
3 East Miller Senate Office Building  
Annapolis, MD 21401

**Support - SB 226 – Prohibition on Outdoor Signs Along Expressways - Exception**

Dear Senator, Kelley and Committee Members:

The NAIOP Maryland Chapters represent more than 700 companies that develop and own commercial, industrial and mixed-use real estate.

On behalf of our member companies, I am writing in support of SB 226, which provides a limited exception to the current prohibition on outdoor signs along expressways.

SB 226 would allow the State of Maryland to allow a wider variety of outdoor signs along expressways, so long as they are approved in accordance with local law and would bring Maryland into closer alignment with surrounding states on the installation of outdoor signs.

**NAIOP respectfully recommends your favorable report on SB 226.**

Sincerely;

A handwritten signature in blue ink, appearing to read "T.M. Ballentine". The signature is written in a cursive style and is positioned above the printed name of the sender.

Tom Ballentine, Vice President for Policy  
NAIOP Maryland Chapters -*The Association for Commercial Real Estate*

cc: Senate Finance Committee Members

# **BCA\_FAV\_SB226**

Uploaded by: Blendy, Nicholas

Position: FAV



BERNARD C. "JACK" YOUNG  
MAYOR

*Office of Government Relations  
88 State Circle  
Annapolis, Maryland 21401*

**SB 226**

February 19, 2020

**TO:** Members of the Senate Finance Committee  
**FROM:** Nicholas Blendy, Deputy Director of Government Relations  
**RE:** Senate Bill 226 -  
**POSITION: SUPPORT**

Chair Kelley, Vice Chair Feldman, and Members of the Committee, please be advised that the Baltimore City Administration (BCA) **supports** Senate Bill (SB) 226.

SB 226 authorizes any outdoor sign to be erected or maintained along an expressway, by removing the limitation allowing only for "on premise" outdoor sign. However, the law still requires that such signs must follow all applicable local zoning laws or ordinances governing signage as well as any State Highway Administration (SHA) rules and regulations, including obtaining a permit from SHA.

The section of Maryland Code impacted by SB 226 is a blanket prohibition on signage along expressways unless such signs are located in "an urban area" as well as "more than 660 feet from the nearest edge" of the expressway. As the entirety of Baltimore City meets the definition of "urban area", this blanket prohibition directly impacts us. However, a subsequent section of the code below grants an exception to this prohibition, which is the heart of SB 226, wherein certain signage is permitted within the 660 foot area, if the local zoning code covers the field of outdoor advertising. The BCA notes that the Baltimore City Zoning Code does, in fact, contain such a provision governing outdoor advertising, and believes that we are best situated locally to make decisions that balance the interests of the residents and businesses of the City of Baltimore. Given that SB 226 protects the BCA's power to make local decisions over outdoor signage, we think it is an important update to the Maryland Code.

For the foregoing reasons, we respectfully request a **favorable** report on SB 226.