



February 23, 2024

Anne Arundel County Maryland  
Permit Center  
2664 Riva Road  
Annapolis MD 21401

RE: 7630 Gambrills Cove Rd., Curtis Bay, MD 21226 / B02423873

Letter of Explanation

Dear Review Board,

We are requesting a Variance for approvals on our sign permit on proposed signage replacement at the property located at **7630 Gambrills Cove Rd., Curtis Bay, MD 21226**. This property is now owned by GLP.

Reason for denial:

The sign permit application has been reviewed in the Permit Center for compliance with the Anne Arundel County Code, Article 18, Section 3 and the following comment(s) must be addressed prior to permit issuance:

In accordance with Article 18-3-303 (c) Location. A sign shall be located within the lot lines of the use to which it refers.

In accordance with Article 18-3-308 (b) Identification signs. A business complex may have:

(1) Identification signs for the name of the business complex.

(2) Identification signs for the name of a tenant.

The logo is considered "off-site advertising". The logo cannot be permitted, unless the logo is for the actual tenant in the building or property owner.

It is important for delivery drivers to be able to identify the building location and its address markers from the roadway and upon entry into the lot.

We appreciate your attention to this and feedback accordingly.

Regards,

Jeanne M Dubil

121 New Britain Blvd.  
www.cimanetwork.com  
Chalfont, PA 18914

office: 267.308.0575  
toll free: 888.355.cima



**SITE: BWI40050**  
 7630 Gambrells Cove Road  
 Curtis Bay, MD 21226



**workscope**

seq #	description	notes
1	Access Burials	POB
2	Bay Face Networks	5.0 ft
3		
4		
5		
6		
7		
8		
9		
10		
11		

**Allowable Total Square Footage: 400 sq ft.**  
**Proposed Total Actual Square Footage: 2.66 sq ft**

**document approval**

no.	description	status
1	Approval	not approved

**code**

This drawing is based on the following code information:

**Wall:** An establishment may have identification signs on not more than 3 facades, so long as the combined area of the signs does not exceed 12% of the area of each facade and the area of all signs does not exceed 400 sq ft.

**F/S:** The area of the Freestanding sign may not exceed the LESSER OF: 250 sq ft or 1 sq ft per LF of road frontage. Only 1 face of a freestanding sign is measured if the faces are placed back-to-back no more than 3 feet apart, are of the same dimensions, and have identical copy except for minor differences necessary for directional purposes. Supporting framework, bracing, or decorative fences or walls are not included.

**note**

This drawing is based on the following information:

Architect: [Redacted]  
 Project: [Redacted]  
 Date: [Redacted]  
 The project architect, client, architect, etc. are responsible for making applications to the local authority. It is the client's responsibility to ensure that all applicable regulations are followed. The project manager is responsible for ensuring that all applicable regulations are followed.  
 E.J. Sengstacker, Sr. Technical Project Manager, [esengstacker@cimanetworks.com](mailto:esengstacker@cimanetworks.com)

**icon key**

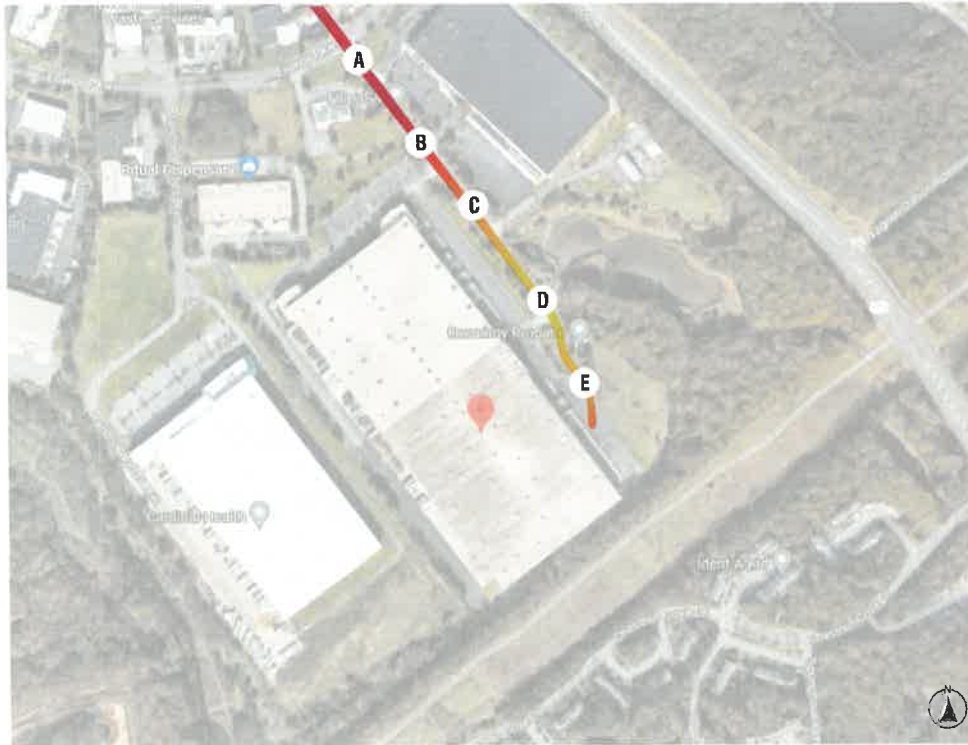
- Remove
- Check of Project (JPL Local)
- Check of Project (WPL Local)
- Project Sample (PS)
- Add Component
- Quality Control (Green)
- VIF (VIF)
- Info (Info)

**revisions**

rev #	date	by	description
1	8.20.23	MB	Update drawing number sign to 1000
2	8.20.23	MB	Revise sign 1 combine with 2
3	9.20.23	MB	Update drawing number sign to 1000
4	11.01.23	MB	Update drawing number sign to 1000
5	6.24	MB	Update drawing number sign to 1000

This drawing is created by Cima. It is intended for your exclusive use. For a project fee or project fee, Cima. It is not to be reproduced, copied or published in any fashion without the expressed consent of Cima Network, Inc. Scan the QR Code for our website or call us at 361-308-0075.

visibility study



Site Plan  
Scale: N.T.S.



elevations



1 Existing  
scale: 3/32" = 1'-0"

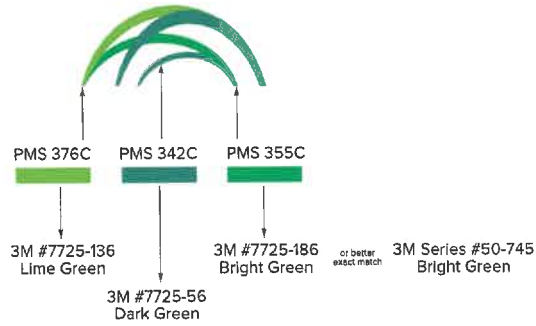
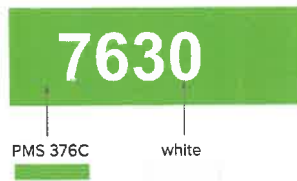
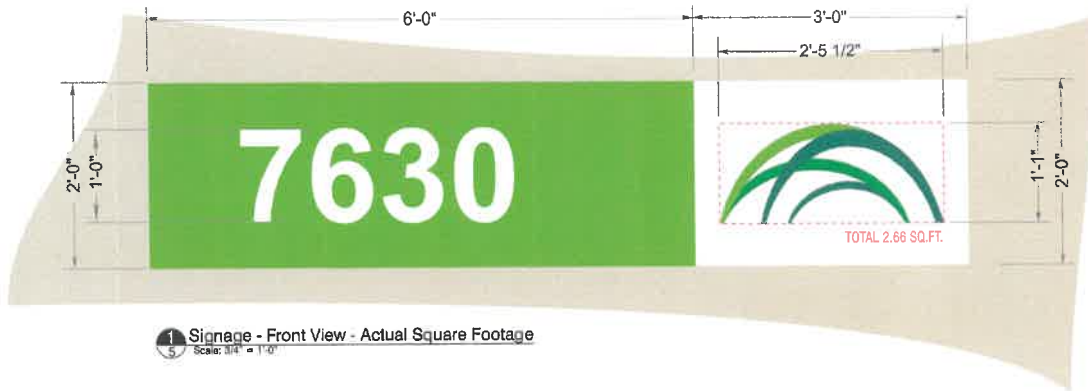
\*Note: Security camera will prevent corner sign option to be used.



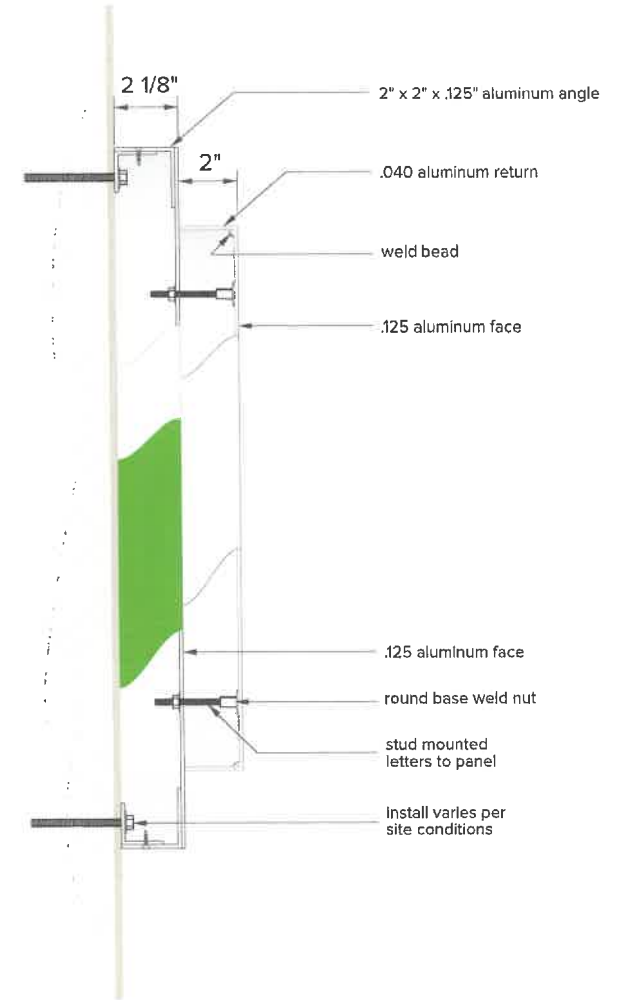
2 Proposed  
scale: 3/32" = 1'-0"

sign 1 - qty (1)

GLP-RC-ADD-2



**NOTE:**  
NUMBER AND BRANDMARK  
RETURNS PAINTED WHITE

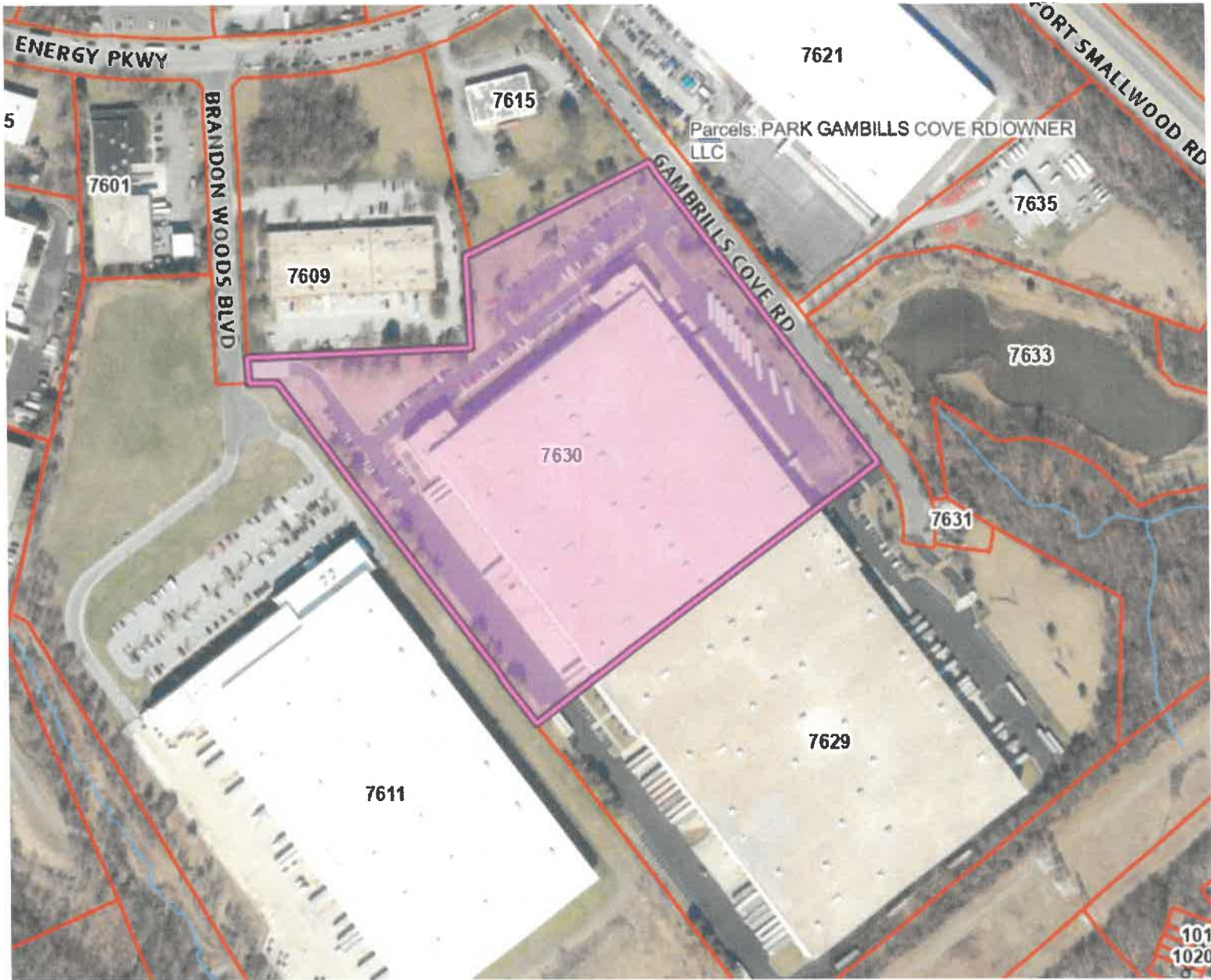


survey photos - \*note: photo angles limited due to building size - \*note: existing tenant signage to remain as is



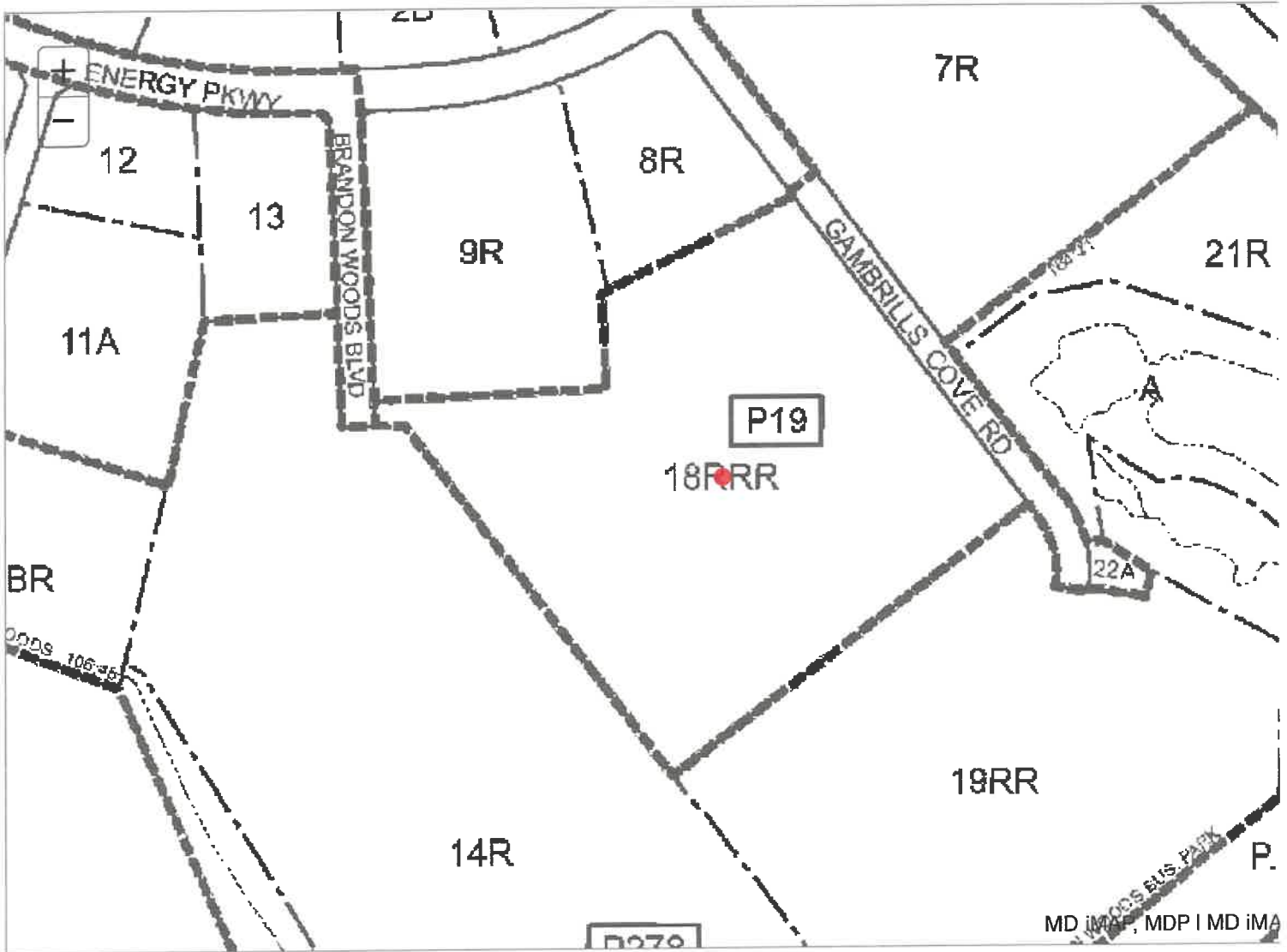
survey photos - \*note: photo angles limited due to building size - \*note: existing tenant signage to remain as is







District: **03** Subdivision: **137** Account Number: **90093326**



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at [www.plats.net](http://www.plats.net) (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at <http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx> (<http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx>).



Jeanne Dubil &lt;jdubil@cimanetwork.com&gt;

**Re: GLP: Variance information - Curtis Bay and Harmans, MD**

1 message

Diane Compton &lt;ipcomp23@aacounty.org&gt;

Fri, Feb 23, 2024 at 12:25 PM

To: Jeanne Dubil &lt;jdubil@cimanetwork.com&gt;

Cc: "Donald Dyott Jr." &lt;pzdyot22@aacounty.org&gt;, Sara Anzelmo &lt;pzanze99@aacounty.org&gt;

Hi Jeanne,

It will require a variance too.

On Fri, Feb 23, 2024 at 12:08 PM Jeanne Dubil &lt;jdubil@cimanetwork.com&gt; wrote:

Hi Diane. Does that mean it has been approved as is? Will it require a variance as well?

I appreciate the information.

Thank you,  
Jeanne

On Fri, Feb 23, 2024 at 11:25AM Diane Compton &lt;ipcomp23@aacounty.org&gt; wrote:

Hi Jeanne,

B02423873 (7630 Gambrills Cove Rd) zoning review has been completed.

Thank you,

On Fri, Feb 23, 2024 at 10:57AM Jeanne Dubil &lt;jdubil@cimanetwork.com&gt; wrote:

Good morning - I am hoping to get someone's attention for assistance with your online variance requests.

I was able to pull property deeds and property owners with 300' but the system is not recognizing the physical address of one of the properties for the application submission so I am unable to submit our application for **7629 Gambrills Cove Road**.

Additionally, I need to know if we will be receiving a formal 'denial letter' from the county for submission. I received an email from our expeditor (attached) and one from Sara detailing the reasoning behind the denials. Will this be acceptable when I am asked for denial? Also I do not have Tax Account or PUID information that is needed.

We have a third permit application that was submitted later and I have not heard back on its review or approvals: **7630 Gambrills Cove Road, Curtis Bay**. This shares a building with **7629 Gambrills Cove Road** (which is the address not found in your system.)

Please call me today to review so I can complete our applications and have all three of these locations placed on your agenda. (B02421565 and B02421552)

Thank You,  
Jeanne

On Tue, Feb 13, 2024 at 4:15 PM Donald Dyott Jr. &lt;pzdyot22@aacounty.org&gt; wrote:

The site plans do not have to be drawn by a professional engineer, they simply have to show the property, buildings and the locations of the proposed signs. It is also necessary to have the sign details which it appears you do. The site doesn't have to be a property survey, the plans just have to scale and show all the required information for us to understand and evaluate the variances.

On Tue, Feb 13, 2024 at 4:07 PM Jeanne Dubil &lt;jdubil@cimanetwork.com&gt; wrote:

Good afternoon - checking back with you regarding the variance information you were willing to share with me.

1. 7549 Harmans Road Harmans MD. (B02421552)
2. 7629 Gambrills Cove Road Curtis Bay MD (B02421565)
3. 7630 Gambrills Cove Road Curtis Bay MD (TBD)

We have submitted permit applications for the above. The logo proposed does not belong to a tenant so it was deemed necessary to pursue a Variance.

In reference to your Variance application process, can you help me determine what is actually needed for signage?

Do the drawings need to be engineered?

Does the property need a technical site survey?

I have been working with your permitting dept since November on these and need to get these applications submitted as soon as I can.

I appreciate the time.

Thank you,  
Jeanne

On Mon, Nov 27, 2023 at 3:53 PM Donald Dyott Jr. <pzdyot22@aacounty.org> wrote:

Unfortunately I cannot as we don't review the permits in Zoning Administration. If you have filed your permit then you should have a comment letter that states what variance you need or you can contact the reviewer in Inspections and Permits that is reviewing your permit to get more information from them. The permit reviewer is the person who makes the determination on if a variance is required so the information really has to come from them. I can talk to you about the variance process but I can't pull permit info and do a second review.

On Mon, Nov 27, 2023 at 3:47 PM Jeanne Dubil <jdubil@cimanetwork.com> wrote:

Hi Donny - we spoke last week to review your Variance process.

We are looking into the need for our signage proposals to be submitted to the Variance process for review.

Would you be able to identify why we may be required to file for the Variances?  
Are we proposing more sq ft than is allowed?

The Curtis Bay locations, although have separate addresses, are the same connected building. Do those not have their own allowances? Or is the signage calculation combined? If we are removing the previous owner's logo and want to replace our client's logo is this not considered like for like?

I am attaching the (2) drawings so you get an idea of what we are proposing. The 3rd drawing is being updated. It also has a corner address panel and a 24"h set of FCO logo letters.

What other documentation will be needed for our applications?

Thank you,  
Jeanne



**Jeanne Dubil | Associate Project Manager**

Cima Network Inc. | Building Brands Together

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