

**FINDINGS AND RECOMMENDATION
OFFICE OF PLANNING AND ZONING
ANNE ARUNDEL COUNTY, MARYLAND**

APPLICANT: Park 7549 Harmans Road Owners LLC

ASSESSMENT DISTRICT: 4

CASE NUMBER: 2024-0037-V

COUNCILMANIC DISTRICT: 1

HEARING DATE: May 16, 2024

PREPARED BY: Robert Konowal
Planner

REQUEST

The applicant is requesting a variance to allow identification signs which do not refer to the name of the business complex or the name of the tenant and are not located within the lot lines of the use to which it refers at 7549 Harmans Road in Linpro Harmans Property Subdivision, Harmans.

LOCATION AND DESCRIPTION OF SITE

The subject property has approximately 70 feet of frontage on Harmans Road via a variable width private common access road located 0 feet north of Greenknoll Boulevard. These lands have an area of 14.36 acres. The site is for the most part zoned W3-Heavy Industrial. There are small areas also zoned OS-Open Space along the east and west boundaries of the site. The property is shown as Lot 3 in Parcel 532 on Tax Map 8, Grid 23. The current zoning was adopted by the Comprehensive zoning for the First Council District July 10, 2011.

The subject property is currently developed with a two-story industrial warehouse building which is part of a business complex .

APPLICANT'S PROPOSAL

The applicant wishes to install two identification signs at two locations on the south west building facade. One sign will measure approximately two feet in height and 10 feet in width; the second sign two feet in height and three feet in width.

REQUESTED VARIANCES

Section 18-3-303.(c) of the Anne Arundel County Zoning Ordinance requires that a sign shall be located within the lot lines of the use to which it refers. Since the proposed signs refer to a business entity that is not located within the lot lines of the subject site a variance is required.

FINDINGS

This Office finds that the subject property does meet the requirements for a lot in a W3-Heavy Industrial District. Notwithstanding this, the operation and management of the subject site is

considered to be unique in that it is owned and managed by a corporate entity (GLP - formerly Global Logistic Properties) based in Singapore that owns and operates an international network of warehouses of which the subject property is one. The company's warehouses are leased out to logistics service providers, manufacturers, retailers and e-commerce companies such as Amazon. The owner of the subject property, which is in fact GLP operating under the name of Park 7549 Harmans Road Owners LLC, is not a tenant or user of the subject property. Rather the owner of the subject property (GLP) simply wishes its warehouse facility to be identified as part of the GLP network of warehouses. This Office believes these conditions constitute an exceptional circumstance that warrants a variance to the Code's sign requirements.

A review of the building elevations submitted with the application indicates that the requested signage is to be the only signage on the building and is well within the allotted identification signage allowed by the Code. The applicant has requested only a minimal amount of signage (two signs totaling 26 square feet) that identifies the facility as being part of the GLP network of warehouses. The signage contains no message but rather only the letters "GLP" and a graphic symbol that is being implemented as part of a corporate rebranding exercise. Consequently, the request is considered to be the minimum variance necessary to afford relief.

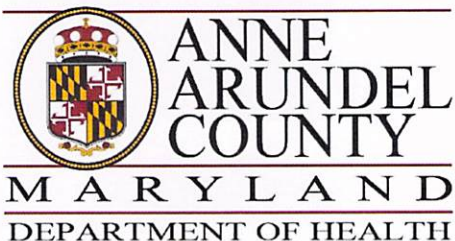
Given the minimal amount of signage requested, approval of the variance would not alter the essential character of the neighborhood nor negatively impact the use of any abutting property. There is no evidence the variance will be detrimental to the public welfare.

The **Anne Arundel County Department of Health** advised they have no objection to the request.

RECOMMENDATION

With regard to the standards by which a variance may be granted as set forth under Section 18-16-305 under the County Code, the Office of Planning and Zoning recommends that a variance to allow two signs that do not refer to a use that is located within the lot lines be **approved** as shown on the attached site plan and building elevations.

DISCLAIMER: This recommendation does not constitute a building permit. In order for the applicant(s) to construct the structure(s) as proposed, the applicant(s) shall apply for and obtain the necessary building permits and obtain any other approvals required to perform the work described herein. This includes but is not limited to verifying the legal status of the lot, resolving adequacy of public facilities, and demonstrating compliance with environmental site design criteria.



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Tonii Gedin, RN, DNP
Health Officer

MEMORANDUM

TO: Sadé Medina, Zoning Applications
Planning and Zoning Department, MS-6301

FROM: Brian Chew, Program Manager
Bureau of Environmental Health

A handwritten signature in blue ink, appearing to be "BC", written over the name "Brian Chew" in the FROM field.

DATE: March 25, 2024

RE: Park 7549 Harmans Road
7545 Harmans Road
Harmans, MD 21077

NUMBER: 2024-0037-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow identification signs which do not refer to the name of the business complex or the name of the tenant and are not located within the lot lines of the use to which it refers.

The Health Department has reviewed the above-referenced request. The property is served by public water and sewer facilities. The Health Department has no objection to the above-referenced request.

If you have further questions or comments, please contact Brian Chew at 410-222-7413.

cc: Sterling Seay



STUART PITTMAN, COUNTY EXECUTIVE
JESSICA LEYS, DIRECTOR
RECREATION AND PARKS
1 HARRY S. TRUMAN PKWY
ANNAPOLIS, MD 21401
AACOUNTY.ORG/RECPARKS



MEMORANDUM

TO: Sadé Medina, Zoning Division
Office of Planning and Zoning

FROM: Pat Slayton
Capital Projects Division

SUBJECT: Variance Case 2024-0037-V

DATE: March 27, 2024

The Department of Recreation and Parks has reviewed the above plans to determine if there may be impacts to the Anne Arundel County Green Infrastructure Network, parks, and trails. Please note our recommendations according to those findings below.

- A portion of this site lies within the Anne Arundel County Green Infrastructure Network, a proposed preservation area considered in the Anne Arundel County Green Infrastructure Master Plan. The proposed development is consistent with the spirit of the Green Infrastructure Master Plan.

The Department of Recreation and Parks has no further comments.

cc: File

