

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

APPLICANT: Park Gambrills Cove Rd Owner LLC

ASSESSMENT DISTRICT: 3

CASE NUMBER: 2024-0038-V

COUNCILMANIC DISTRICT: 3

HEARING DATE: May 16, 2024

PREPARED BY: Robert Konowal
Planner

REQUEST

The applicant is requesting a variance to allow an identification sign which does not refer to the name of the business complex or the name of the tenant and is not located within the lot lines of the use to which it refers at 7630 Gambrills Cove Road in Baltimore.

LOCATION AND DESCRIPTION OF SITE

The subject property has approximately 720 feet of frontage on the west side of Gambrills Cove Road, 400 feet southeast of Energy Parkway. These lands have an area of 14.52 acres. The site is zoned W2-Light Industrial and is shown as Lot 18RRR in Parcel 19 on Tax Map 11, Grid 8. The current zoning was adopted by the Comprehensive zoning for the Third Council District January 29, 2012.

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

APPLICANT'S PROPOSAL

The applicant wishes to install one identification sign measuring two feet in height and three feet in width on the north facade of the building.

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 sign refers 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 W2-Light 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 Gambrills Cove Rd Owner 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 will be in addition to signage for the current tenant of the building but is well within the allotted signage allowed by the Code. The applicant has requested only a minimal amount of signage (one sign totaling six square feet) that identifies the facility as being part of the GLP network of warehouses. The signage contains no text or message but rather only 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.

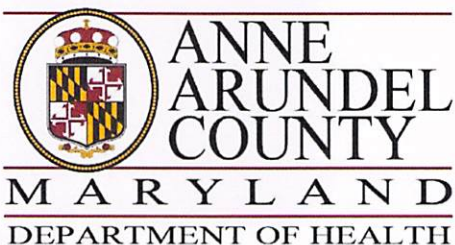
Given the minimal amount of signage requested, approval of the variance would not alter the essential character of the neighborhood nor negatively impact the use of any abutting property. There is no evidence the variance will be detrimental to the public welfare.

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 a sign that does 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.



J. Howard Beard Health Services Building
3 Harry S. Truman Parkway
Annapolis, Maryland 21401
Phone: 410-222-7095 Fax: 410-222-7294
Maryland Relay (TTY): 711
www.aahealth.org

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 *BC*

DATE: March 25, 2024

RE: Park Gambrills Cove Road Owner, LLC
7630 Gambrills Cove Road
Curtis Bay, MD 21226

NUMBER: 2024-0038-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

