

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

APPLICANT: Ollie's Bargain Outlet (Tenant)

ASSESSMENT DISTRICT: 5

CASE NUMBER: 2025-0009-V

COUNCIL DISTRICT: 1

HEARING DATE: March 25, 2025

PREPARED BY: Jennifer Lechner
Planner



REQUEST

The applicant is requesting a variance to allow an identification sign on an entry facade of a mall that exceeds 10% of the area of the facade and projects above the roof on property located at 6711 Ritchie Highway in Glen Burnie.

LOCATION AND DESCRIPTION OF SITE

The subject property consists of approximately 31.04 acres of land and is located with approximately 930 feet of frontage along the east side of Ritchie Highway and approximately 1,600 feet of frontage along the west side of Chesapeake Center Drive. It is identified as Tract A, Parcel 140 in Grid 19 on Tax Map 5, and is zoned C3 – General Commercial District. The site is currently developed with a business complex, The Centre at Glen Burnie.

PROPOSAL

The applicant proposes to install an identification sign (142.5 square feet wall sign) on the west facade of the tenant's building, which had previously been the mall's entrance.

REQUESTED VARIANCES

§ 18-3-303(b)(4) of the Anne Arundel County Zoning Ordinance prohibits a sign that projects above the roof of a structure.

The applicant is proposing an identification sign that projects above the roof of the structure, necessitating a variance.

§ 18-3-308(b)(4) provides that a business complex may have one identification sign on each entry facade if the business complex is a mall or otherwise enclosed, so long as the area of each sign does not exceed 10% of the area of the facade and the area of all signs does not exceed 200 square feet.

The applicant is proposing a 142.5 square foot identification sign which exceeds the allowable 10% of the area of the facade (10% of 573.75 square feet or 57.375 square feet), necessitating a variance of 86 square feet.

As only a single 142.5 square foot identification sign is proposed for the entry facade, a variance to the area of all signs exceeding 200 square feet is not required.

FINDINGS

A review of the County aerial photography shows a business complex (shopping center) with inline and standalone tenant buildings consisting of a variety of mercantile uses.

Variance 2018-0248-V had been granted to allow a third identification sign for Ollie's Bargain Outlet at the subject site (22 square feet above the entrance doors).

Building permit B02427694, to remove an existing facade sign and install a sign over the business entrance for Ollie's, was submitted on June 21, 2024. Variance approval must be obtained prior to the permit being issued.

The applicant's letter explains that the store's only entrance is inside the former mall, and that several of the existing signs over the mall entrance had been removed as part of the facade improvement project. The letter further explains that Ollie's has an existing 154.5 square foot sign on the east side of the building, and they propose to install a 142.5 square foot set of channel letters on the west side of the building where the mall entrance had been and which will now be used exclusively for Ollie's. The applicant contends that the height is necessary to allow the sign to be visible due to its location and the wall being set back from the neighboring tenant's space.

Agency Comments

The **Health Department** has no objection.

The **Maryland Aviation Administration** offered no objection.

Variance Criteria

For the granting of a zoning variance, a determination must be made as to whether, because of certain unique physical conditions peculiar to or inherent in the particular lot or because of exceptional circumstances other than financial considerations, strict implementation of the Code would result in practical difficulties or an unnecessary hardship.

In this particular case, the shopping center has been reconfigured, the facade renovated, and Ollie's will be utilizing the old mall entrance as the entrance to their store. Therefore, identification signage at this entrance would be beneficial, and some relief may be warranted. However, the proposed sign is nearly 25% of the area of the facade, and is located above the rooflines of the structure on either side. It appears that visibility and wayfinding would still be

accomplished by lowering the location of the sign and reducing the area to fit between the decorative grey pillars (noted with a red box in the screenshot below).



This lower area would be in line with the approvable locations of other tenant identification signage and would provide a cohesive look to the newly renovated facades.

Because an alternative exists, the requested variances are not considered the minimum necessary to afford relief and this Office cannot support the variance as proposed.

RECOMMENDATION

Based upon the standards set forth in § 18-16-305 of the Code under which a variance may be granted, as proposed, this Office recommends **denial** of a zoning variance to § 18-3-303(b)(4) to allow a sign that projects above the roof of a structure; and **denial** of a zoning variance to § 18-3-308(b)(4) to allow a sign which exceeds the allowable 10% of the area of the facade.

DISCLAIMER: This recommendation does not constitute a building permit. In order for the applicant to construct the structure(s) as proposed, the applicant 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.



6711 Ritchie Hwy, Glen Burnie MD 21061



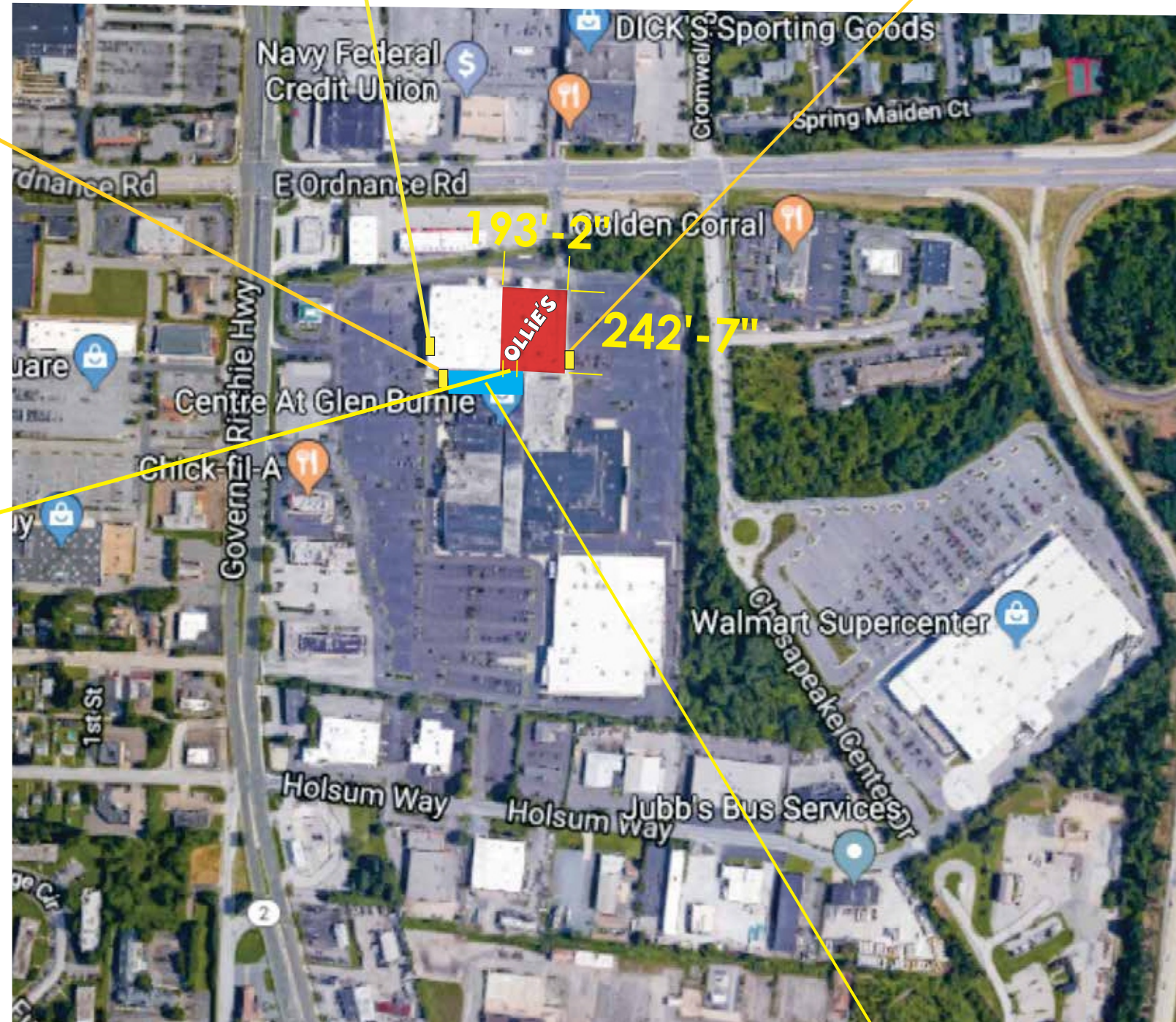
PROPOSED



REMOVED



EXISTING



OLLIE'S
ENTRANCE

OLD SIGNAGE
"Ollie's Entrance"
was approved
in prior variance
filing.



OLD MALL ENTRANCE HALLWAY (BLUE)
NOW EXCLUSIVELY FOR OLLIE'S

PROJECT INFORMATION

Client
OLLIE'S
City & State
Glen Burnie MD
Designer
JR
Project Manager
EC
Sales Rep
JR

REVISIONS

REQUIREMENTS

- ☐ Permit Required
- ☐ Engineering Required
- ☐ Site Survey Required



Main Office

22 Bloomsbury Ave.
Catonsville, MD 21228
phone: 443-792-4454

PAGE SIZE: 11x 17

Channel Letters

1 of 4

February 3, 2025

Office of Planning and Zoning
2664 Riva Road, P.O. Box 6675
Annapolis, Maryland 21401

RE: Ollie Bargain Outlet 6711 Ritchie Hwy Glen Burnie, MD 21061 Sign Variance

To whom it may concern,

Ollie's Bargain Outlet is one of America's largest closeout, surplus, and salvage merchandise retailers. We operate 558 stores across the country. Our store employs around 50 associates, both permanent and part-time, from your community. Our hours of operation are 9 am to 9pm Monday through Saturday and 10 am to 7 pm on Sunday.

Ollie's occupies the space at 6711 Ritchie Hwy. The store's only entrance is inside the former mall. A variance from the code was granted in 2018 for the "Ollie's Entrance" sign on the canopy fascia. That sign, along with the Ollie's Bargain Outlet wall sign, and "The Centre at Glen Burnie" sign over the entrance were removed as part of façade improvements and the improvements for Amazon Fresh. Ollie's has an existing 154.5 SF sign on the East side of the building. We propose installing a second set of channel letters "OLLIE'S GOOD STUFF CHEAP" 142.5 SF on the West side of the building where the Mall Entrance was.

We are requesting two (2) variances. The first is from 18-3-303(b)(4) for the height of the sign as it exceeds the roofline of the space. The requested height is necessary to allow the sign to be visible due to the sign's location and the wall's setback next to the neighboring tenant's space. The second variance pertains to 18-3-308(b)(4) [allows] one identification sign on each entry facade if the business complex is a mall or otherwise enclosed, so long as the area of each sign does not exceed 10% of the area of the facade and the area of all signs does not exceed 200 square feet. The total of the two (2) signs would be 297 SF.

The variance petition is the second petition made by Ollie's for this location.

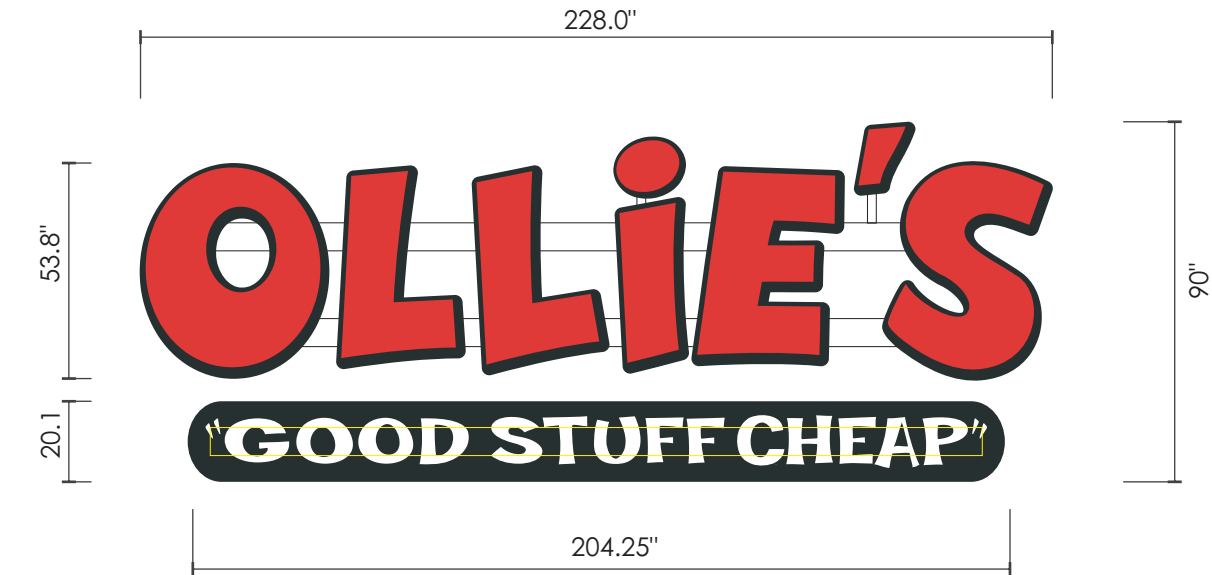
Sincerely,

Jeffrey Rives, President
East West Sign Group, LLC
22 Bloomsbury Ave
Catonsville, MD 21228
Direct 443-792-4394
jeff@eastwestsigns.com

JR/gp



6711 Ritchie Hwy, Glen Burnie MD 21061



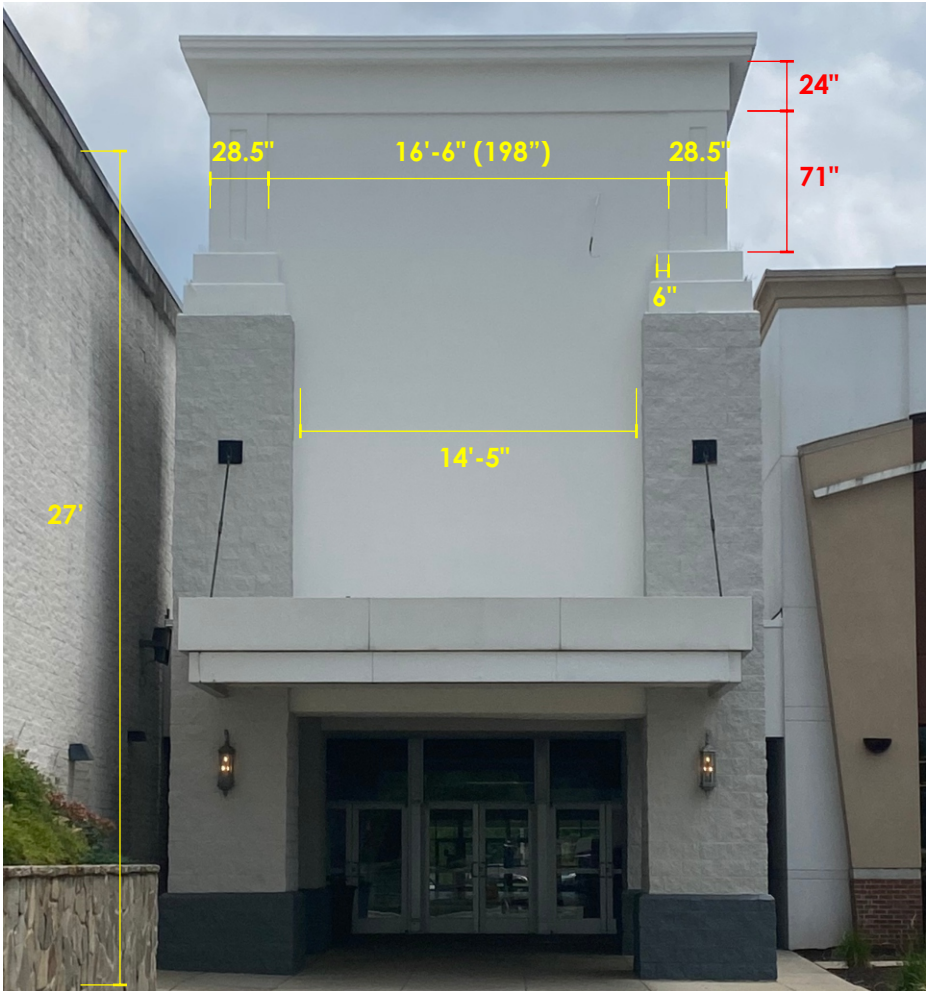
RACEWAY MOUNTED LED ILLUMINATED CHANNEL LETTERS AND UNDERSCORE CABINET
UNDERSCORE 89.5 %
RACEWAYS REQUIRED DUE TO BUMP OUTS ON FACADE
142.5 SF

SCALE: 1/4"=1'-0"

PROPOSED



EXISTING



SQUARE FOOTAGE BREAKDOWN

STOREFRONT: 193' 2" X 27' H (Ordinance Rd.)
STOREFRONT: 242' 7" X 27' H (Ritchie Hwy.)
CODE FORMULA: Lesser 10% of facade or 200 SF
EST. CODE ALLOTMENT: 200 SF (10 % is more)
PROPOSED SIGNAGE: 142.5 SF

PROJECT INFORMATION

Client
OLLIE'S
City & State
Glen Burnie MD
Designer
JR
Project Manager
EC
Sales Rep
JR

REVISIONS

REQUIREMENTS

- ☐ Permit Required
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- ☐ Site Survey Required



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Channel Letters

SIMULATED NIGHT VIEW



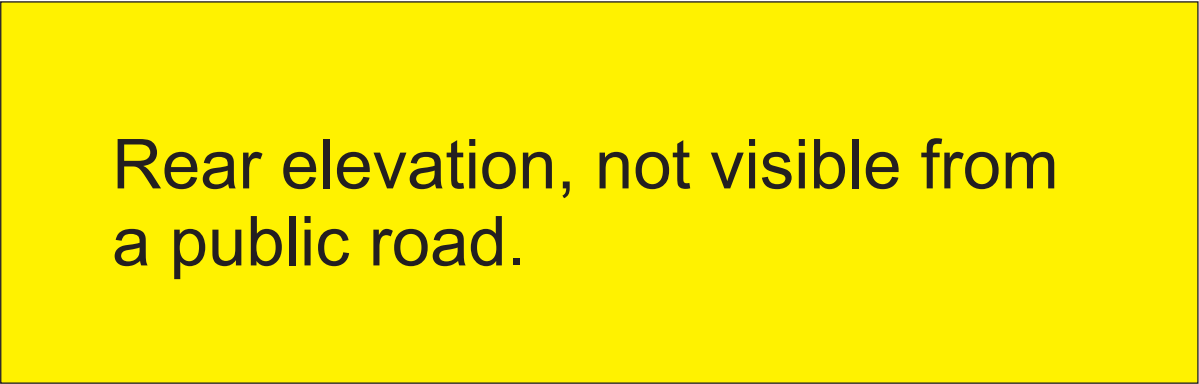
APPROX SCALE: 1/8"=1'-0"



FLUSH MOUNTED LED ILLUMINATED CHANNEL LETTERS

154.5 SF

SCALE: 1/4"=1'-0"



Scale: 1/8"=1'

SQUARE FOOTAGE BREAKDOWN

STOREFRONT: 193' 2" X 27' H (Ordinance Rd.)
STOREFRONT: 242' 7" X 27' H (Ritchie Hwy.)
CODE FORMULA: Lesser 10% of facade or 200 SF
EST. CODE ALLOTMENT: 200 SF (10 % is more)
EXISTING PERMITTED SIGN: 154.5 SF

PROJECT INFORMATION

Client
OLLIE'S
City & State
Glen Burnie MD
Designer
JR
Project Manager
EC
Sales Rep
JR

REVISIONS

REQUIREMENTS

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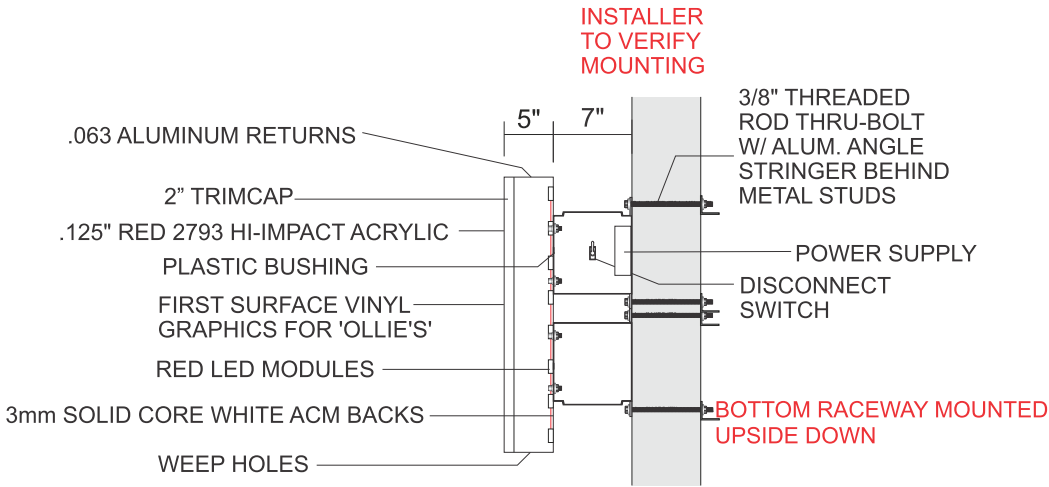
PAGE SIZE: 11x 17

Channel Letters

3 of 4



6711 Ritchie Hwy, Glen Burnie MD 21061



NOTE: 1.5" WELDED RETAINER REQUIRED FOR "OLLIE'S" WHEN THE LETTER "O" IS GREATER THAN 59.9" H.



'OLLIE'S' CROSS SECTION
GENERAL CROSS SECTION DETAIL

N.T.S.

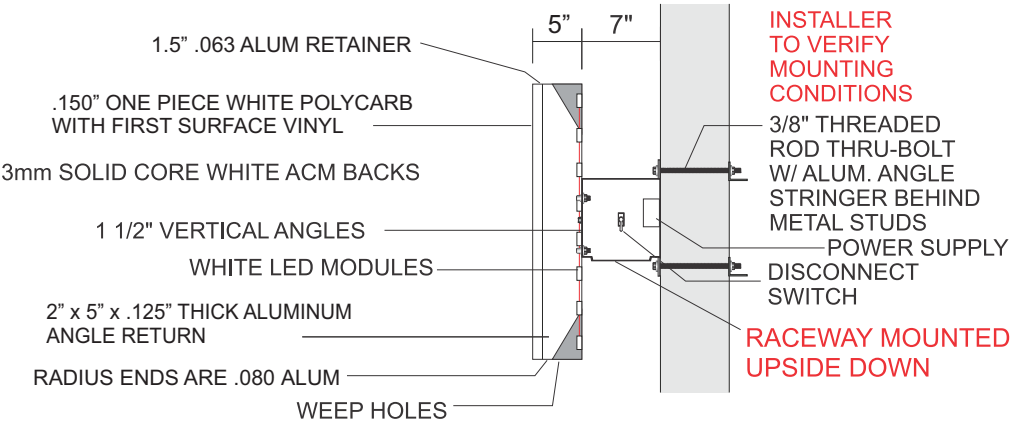
RACEWAY COLOR

SW 7005

Pure White

3M Vinyl 3630-53	Cardinal Red	
3M Vinyl 3630-22	Black	
Paint	Black Satin	
Acrylic	#7328 White	
Acrylic	#2793 Red	

1" x 2" x .125" ALUMINUM ANGLE (INTERNAL SUPPORT)
1" x 1" x .063" ALUMINUM ANGLE (CLIPS)



PAINTED: BLACK (SATIN FINISH)
NOTE: INTERIOR TO BE PAINTED WHITE



PILL CROSS SECTION

GENERAL CROSS SECTION DETAIL

N.T.S.

REQUIREMENTS FOR ELECTRICAL ILLUMINATION

PRIMARY ELECTRICAL LOCATION IS PROVIDED BY OTHERS. A DEDICATED CIRCUIT WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS

PROJECT INFORMATION

Client
OLLIE'S
City & State
Glen Burnie MD
Designer
JR
Project Manager
EC
Sales Rep
JR

REVISIONS

REQUIREMENTS

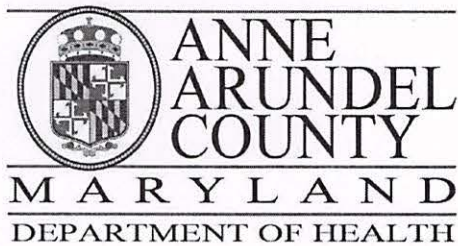
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- ☐ Engineering Required
- ☐ Site Survey Required



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Cut sheets




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

DATE: February 11, 2025

RE: 6711 Glen Burnie Retail LLC.
6711 Ritchie Highway
Glen Burnie, MD 21061

NUMBER: 2025-0009-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow an identification sign on an entry facade of a mall that exceeds 10% of the area of the facade and projects above the roof.

The Health Department has reviewed the above referenced request. The proposed project is to be served by public water and sewer facilities. The Health Department has no objection to the above referenced request subject to the availability of public water and sewer.

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

cc: Sterling Seay

2025-0009-V

Menu Cancel Help

Task Details **MDOT MAA**

Assigned Date

02/04/2025

Assigned to

Shawn Ames

Current Status

Complete w/ Comments

Action By

Shawn Ames

Comments

Planned sign falls within COMAR 11.06.03.03A 4-mile radius. Does not penetrate FAA Part 77 or Part 100 airspace.

End Time

Billable

No

Time Tracking Start Date

In Possession Time (hrs)

Estimated Hours

0.0

Comment Display in ACA

- ☒ All ACA Users
- ☒ Record Creator
- ☒ Licensed Professional
- ☒ Contact
- ☒ Owner

Task Specific Information

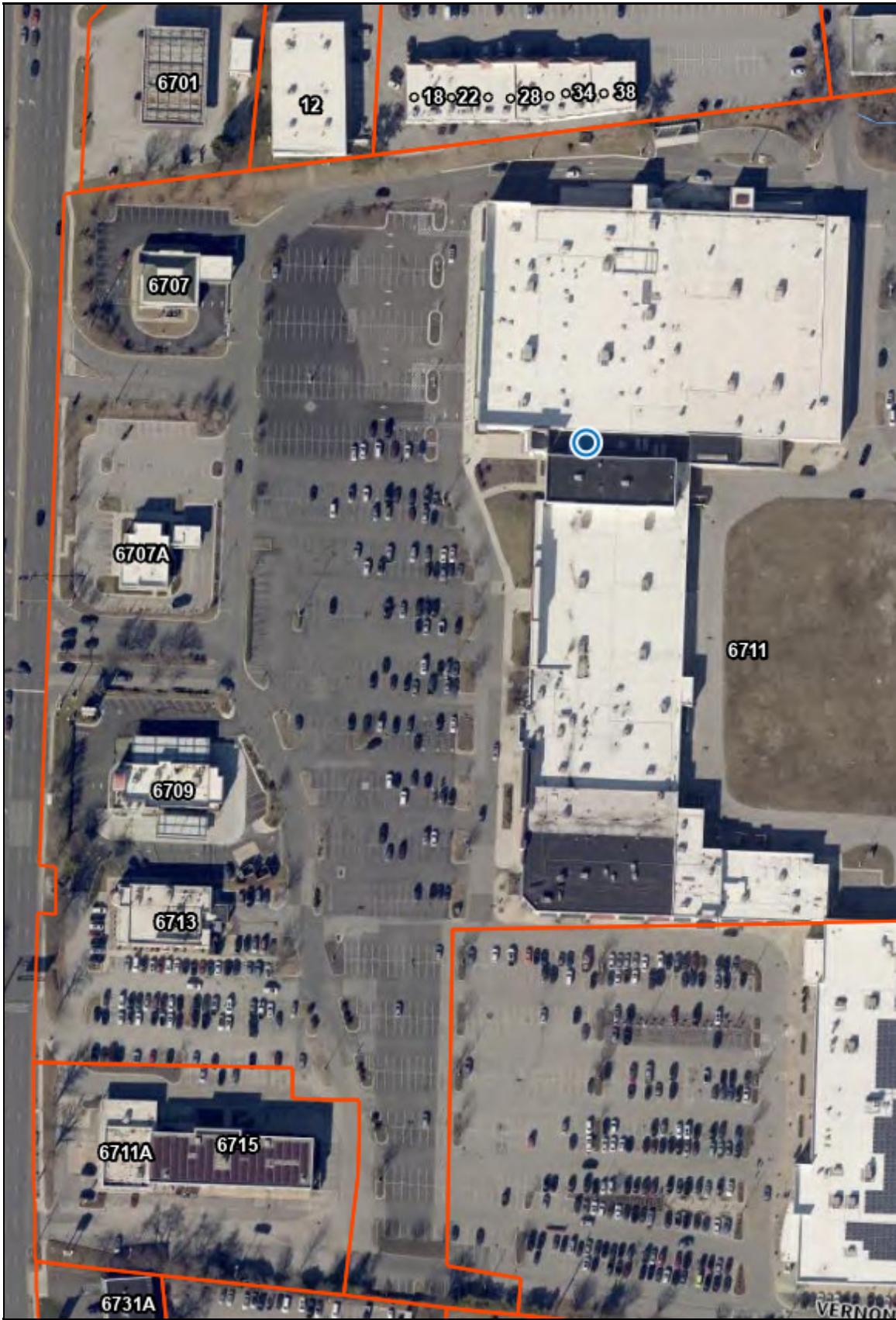
Expiration Date

Reviewer Phone Number


Review Notes

Reviewer Email

6711 Ritchie Highway (2025-0009-V)



- Legend
- Foundation
 - Addressing
 - Parcels
 - Parcels - Annapolis City



0200400

ft

This map is a user generated static output from an Internet mapping site and is for reference only.
Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
DO NOT USE FOR NAVIGATION.

none

Notes

2025-0009-V ortho



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02/04/2024