

Revision letter Walmart #5382, 8107 Gov. Ritchie Highway Pasadena, MD. 21122

Please find revisions for 802435464.

client has opted to advance to a variance hearing.

For this building structure proposed main entrance signage is 298.00 sf, this is match by existing signage SF of 298.00 SF, additionally proposed is "pick up", Grocery & Home", pharmacy", and outdoor "theses add and additional 143.86 sf to proposed signage allowance we are requesting additional. We are also asking for an additional three signs for the front elevation.

For the side elevation, we are asking for a variance to allow a greater number of signs with a greater area than allowed. Allowing this variance approval will allow Walmart to meet corporate branding standards, as well as clearly inform the customers of services and products that this specific location provides.

Respectfully,



Pamela Chrysovergis

Capital site lighting llc

443-805-4649

ANNE ARUNDEL COUNTY

VARIANCE REQUEST RE:
WALMART #5382

8107 GOV. RITCHIE HIGHWAY, PASADENA,
MD. 21122

PLEASE FIND LETTER OF EXPLANATION AND
JUSTIFICATION FOR B02435464.

PER ARTICLE 18-03-308(B)(2). VARIANCE
REQUEST TO THIS ARTICLE INCLUDES:

MAIN FRONT ELEVATION CUSTOMER
ENTRANCE. WALMART® LINEAR LOGO (6)
A2.1

MEASURING @ 28'-7 1/2" L BY 5'6" AS
WELL AS THE SPARK MEASURING @ 7'-1 1/2"
L BY 8' H TO AN LENGTH OF 37.3'. A TOTAL
OF 298 SF

WALMART IS PROPOSING WHITE ACRYLIC
CHANNEL LETTERING INTERNALLY
ILLUMINATED WITH LED LIGHTING. READING
WALMART® (SPARK) TOTAL AREA OF
SIGNAGE IS 298 SF. WE ARE REQUESTING A
VARIANCE DUE TO EXCEEDING 200 SF
ALLOWANCE AS REGULATED. CURRENTLY
THERE IS A 298 SF. WALMART LOGO IN THE
CENTER OF THE WALMART LEASED SPACE.
T)

HIS IS SERVED AS THE BUILDING MAIN
IDENTIFICATION.

LEFT ELEVATION SECONDARY
SIGNAGE LINEAR WALMART® (SPARK) LOGO
(13) A2.1

MEASURING @ 34'-6" LENGTH INCLUDING
THE SPARK BY 7'-3-1/4" HEIGHT. INCLUDING
THE SPARK

WALMART IS PROPOSING WHITE ACRYLIC
CHANNEL LETTERING INTERNALLY
ILLUMINATED WITH LED LIGHTING. TOTAL
PROPOSED AREA OF SIGNAGE IS 250.84,
DECREASED FROM EXISTING SIGNAGE
SF OF 298.0 SF. THEREFORE, WE ARE

SEEKING VARIANCE TO ALLOW ADDITIONAL SIGNAGE SF. AND ADDITIONAL SIGNAGE THIS LOGO IS LOCATED ON THE LEFT ELEVATION AND WILL HELP IDENTIFY THE BUILDING AS WALMART FROM THE SIDE OF JUMPERS HOLE RD ENTRANCE.

PHARMACY LOGO (8)A2.1 FRONT ELEVATION
MEASURING @ 8' 9-1/4" LENGTH BY 2'- 1/8" HEIGHT

WALMART IS PROPOSING SIGNAGE READING "PHARMACY". THIS SIGNAGE WILL ALLOW CUSTOMERS TO IDENTIFY THAT PHARMACY SERVICES ARE AVAILABLE AT THIS LOCATION. THIS IS SECONDARY SIGNAGE ON THE FRONT ELEVATION BELOW THE MAIN ID LOGO. TOTAL SIGNAGE SF. IS 17.63 SF. THIS WOULD BE IN ADDITION TO FROM THE MAIN LOGO (6) A2.1, OUTDOOR (9)A2.1 PIN MOUNT LOGO AT 20.67 SF, GROCERY AND HOME (10) A.21PIN MOUNT AT 84.95 SF, AND PICKUP (11)A2.1 AT 20.61 SF. DUE TO EXCEEDING 200SF ON THE FRONT ELEVATION AND PROPOSAL OF MORE THAN TWO SIGNS WE ARE REQUESTING A VARIANCE TO ALLOW THREE ADDITIONAL SIGNS ON THE FRONT ELEVATION TO READ PHARMACY, PICKUP, GROCERY AND HOME, AND OUTDOOR.

PICKUP LOGO (11)A2.1 FRONT ELEVATION
MEASURING @ 7'9" HEIGHT BY 2'8" IN HEIGHT

WALMART IS PROPOSING SIGNAGE READING "PICKUP", THIS SIGNAGE THAT HELPS CUSTOMERS IDENTIFY THAT THIS WALMART PROVIDES "PICK-UP" SERVICES AT THIS PARTICULAR LOCATION FOR ITS CUSTOMERS. THIS IS A SECONDARY SIGNAGE LOGO ON THE END OF LEFT SIDE OF FRONT ELEVATION. TOTAL SIGNAGE 20.61SF., "PICKUP" (11)A2.1 ILLUMINATED LOGO. IN ADDITION TO 298.SF MAIN ID (6)A2.1, OUTDOOR PIN MOUNT (9)A2.1, 20.67SF, GROCERY AND HOME (10)A2.1 AT 84.95SF, PHARMACY (8)A2.1AT 17.63 SF, DUE TO EXCEEDING 200SF ALLOWANCE, AND PROPOSING MORE THAN TWO SIGNS

----- GROCERY AND HOME ITEMS THIS IS A -----
84.95SF SECONDARY SIGNAGE LOGO, PIN
MOUNT, NON-ILLUMINATING SIGN TO THE
RIGHT OF THE MAIN CUSTOMER ENTRANCE
FRONT FAÇADE. THIS WOULD BE IN
ADDITION TO (6) MAIN A2.1 298. SF,
PHARMACY (8)A2.1 17.63SF, OUTDOOR
(9)A2.1 20.67SF, PICKUP (11)A2.1 20.61SF,
THEREFORE WALMART IS REQUESTING A
VARIANCE TO ALLOW ADDITIONAL SF. AND
ADDITIONAL THREE SIGNS ON THE FRONT
FAÇADE.

OUTDOOR (9)A2.1 MEASURING @ 10' 4" IN
LENGTH BY 2' 0" IN HEIGHT

WALMART IS PROPOSING SIGNAGE READING
"OUTDOOR" 20.67SF SECONDARY PIN
MOUNT, NON-ILLUMINATED SIGNAGE LOGO
AT THE END OF THE FRONT ELEVATION
LEFT SIDE THUS SIGNAGE WILL IDENTIFY
TO CUSTOMERS THAT THEY PROVIDE
OUTDOOR PRODUCT FOR SALE. THIS
CONTRIBUTES TO EXCEEDING THE
ALLOWED TOTAL AREA OF SIGNAGE AND IS
IN ADDITION TO (6)A2.1 MAIN ID,
(8)A2.1 PHARMACY, (10)A2.1 GROCERY &
HOME, AND PICKUP (11)A2.1 FOR THE
FRONT FAÇADE. DUE TO PROPOSED
SIGNAGE EXCEEDING THE 200SF
ALLOWABLE SIGNAGE AND PROPOSING
MORE THAN TWO SIGNS FOR THE FRONT
ELEVATION, WE ARE REQUESTING A
VARIANCE.
FOR ADDITIONAL SF. AND THREE
ADDITIONAL SIGNS ON THE FRON
ELEVATION.

NOTE: REFERENCE ONLY ADDITIONAL
WORK

PYLON SIGN, (4)A2.1 FREESTANDING WILL
RETROFITTED WITH A NEW FLEX FACE
BILLATERALLY SF NOT CALCULATED FOR
BUILDING

ADDRESS SIGNAGE (12)A2.1 SF NOT
CALCULATED FOR BUILDING

A handwritten signature in cursive script, appearing to read 'Pamela Chrysovergis', written in dark ink.

PAMELA CHRYSOVERGIS
APPLICANT
443-805-4649
CAPITAL SITE LIGHTING LLC
5805 ELKINS STREET
GLEN BURNIE, MD. 21061

Walmart Remodel - #5382-244

8107 Governor Ritchie Hwy., Pasadena MD 21122

Existing Signage: Pages 2 - 11

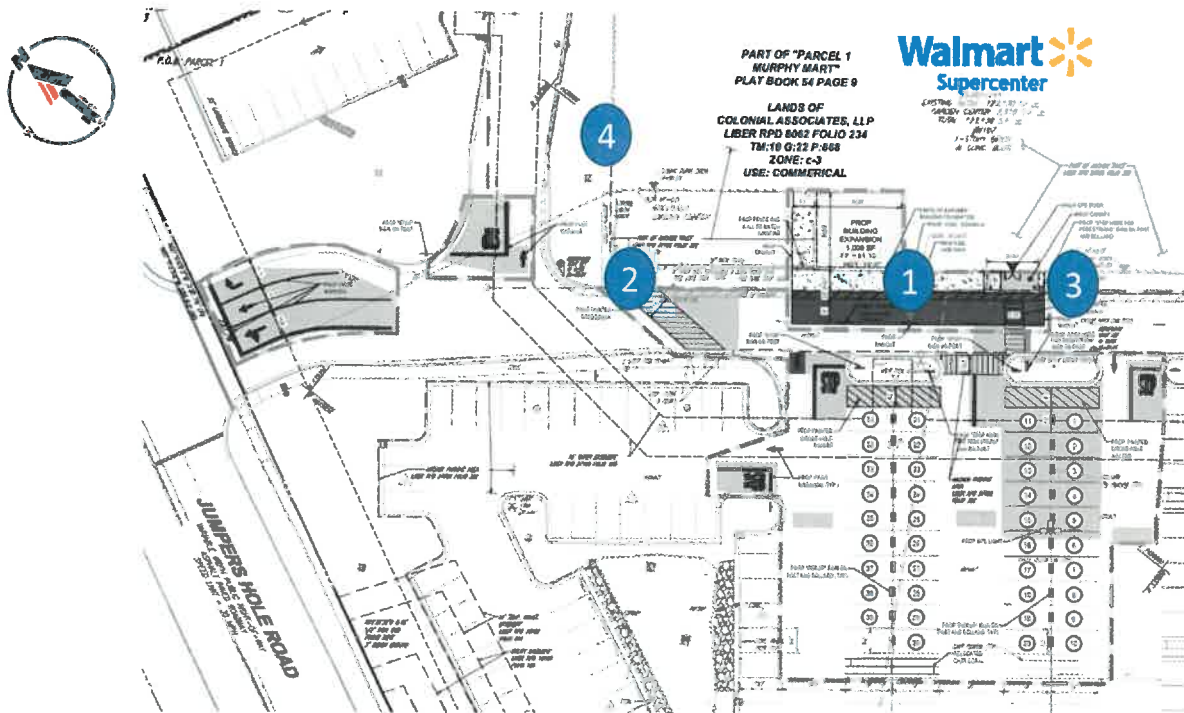
Proposed Signage: Pages 12 - 25

4-14-25



EXISTING SIGNAGE

Walmart 5382 – 8107 Governor Ritchie Hwy., Pasadena MD 21122

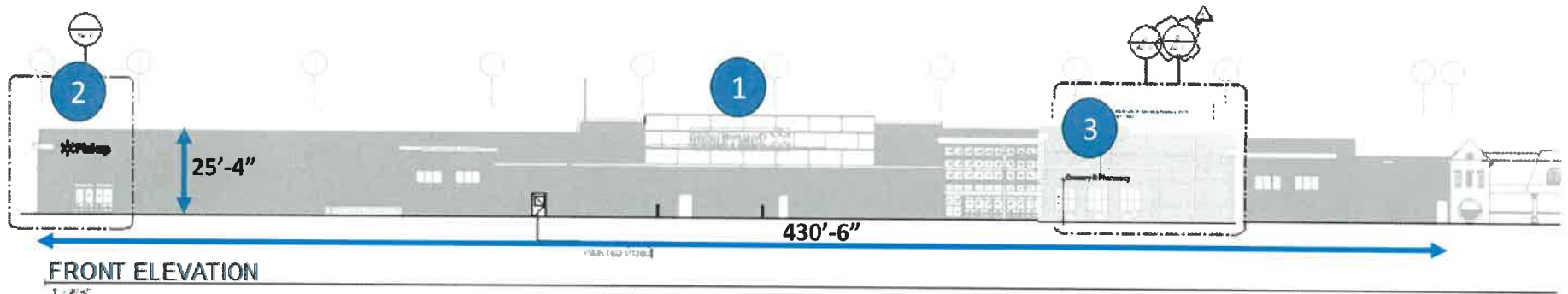


- 1 Walmart Spark Sign
- 2 Spark Pickup Sign
- 3 Grocery & Pharmacy
- 4 Walmart Spark Sign

**901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204**
 Phone: (410) 821-7900
 Fax: (410) 821-7987
MD@BohlerEng.com

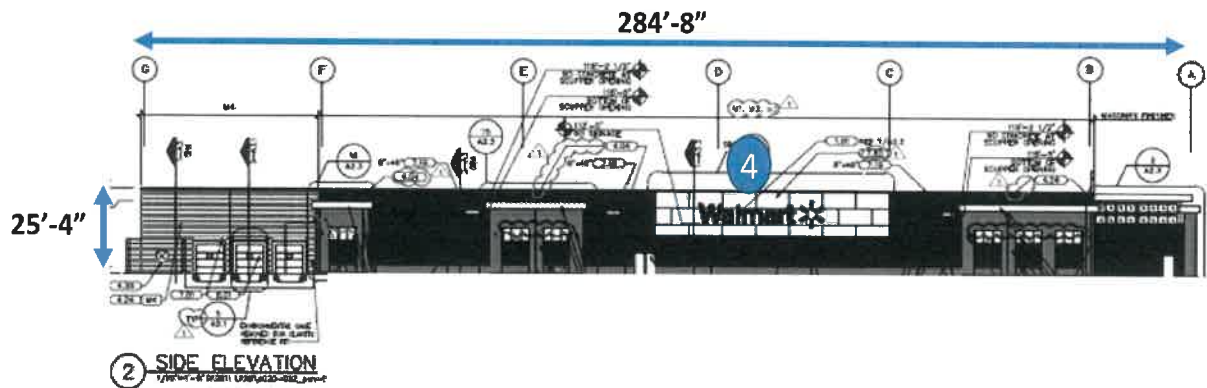
PROFESSIONAL ENGINEER
 MARYLAND LICENSE No. 40808
 PROFESSIONAL CERTIFICATION
 I, BRANDON R. ROWE, HEREBY CERTIFY THAT
 THESE DOCUMENTS WERE PREPARED OR
 APPROVED BY ME, AND THAT I AM A DULY
 LICENSED PROFESSIONAL ENGINEER UNDER
 THE LAWS OF THE STATE OF MARYLAND,
 LICENSE NO. 40808, EX. DATE: 7/3/2025

Walmart 5382 – 8107 Governor Ritchie Hwy., Pasadena MD 21122



Front Elevation Dimensions

- Building Height = 25'-4"
- Building Length = 430'-6"



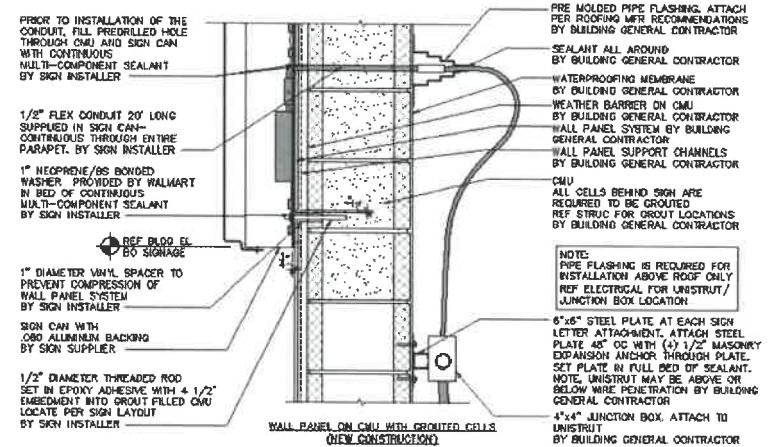
Side Elevation Dimensions

- Building Height = 25'-4"
- Building Length = 284'-8"

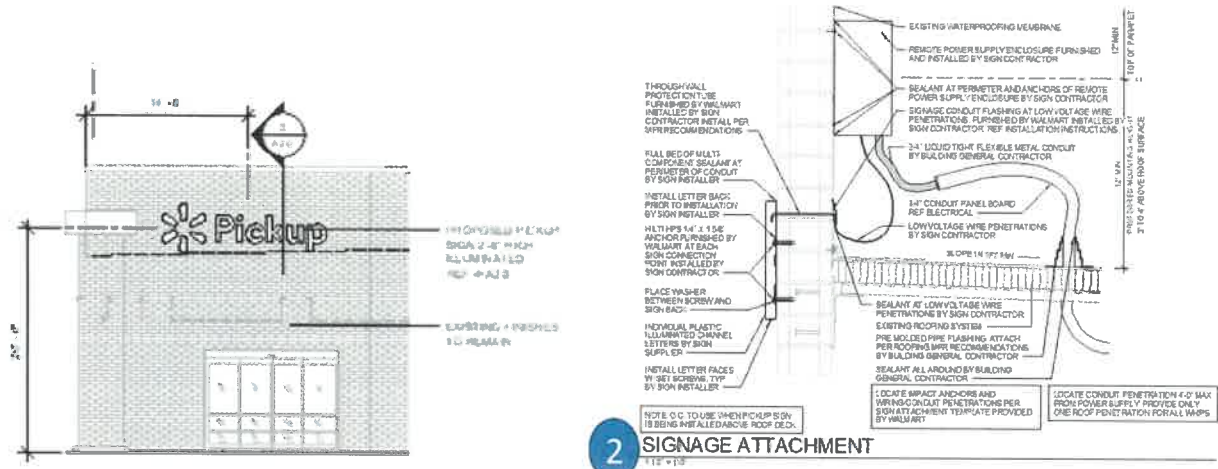
Walmart 5382 – 8107 Governor Ritchie Hwy., Pasadena MD 21122

EXISTING SIGNAGE SCHEDULE							
SIGNAGE LOCATION		QTY	LIGHTED	COLOR	SIZE	INDIVIDUAL AREA	TOTAL AREA
FRONT SIGNAGE							
1	Walmart	1	LED	WHITE	5'-6"	298.00 SF	298.00 SF
	* (spark)	1	LED	YELLOW			
2	Pickup	1	LED	WHITE	2'-6"	65.43 SF	65.43 SF
	* (spark)	1	LED	YELLOW			
3	Grocery & Pharmacy	1	LED	YELLOW	1'-6"	37.20 SF	37.20 SF
TOTAL EXISTING FRONT SIGNAGE							400.63 SF
SIDE SIGNAGE							
4	Walmart	1	LED	WHITE	5'-6"	298.00 SF	298.00 SF
	* (spark)	1	LED	YELLOW			
TOTAL EXISTING SIDE SIGNAGE							298.00 SF
TOTAL EXISTING BUILDING SIGNAGE							698.63 SF

1 5'-6" Walmart Spark – Illuminated (Front Elevation)

[illegible]

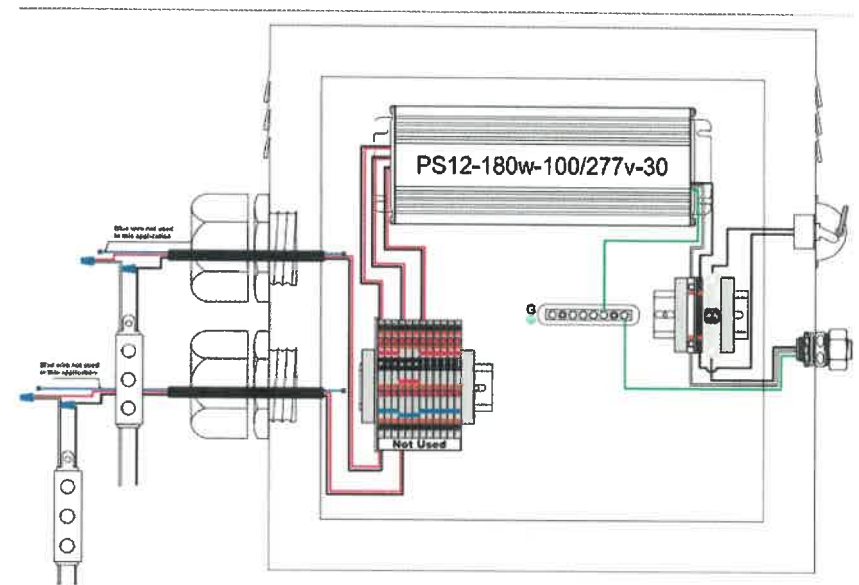
2 2'-6" Spark Pickup – Illuminated (Front Elevation)



Walmart 5382 – 8107 Governor Ritchie Hwy., Pasadena MD 21122

2 2'-6" Spark Pickup – Illuminated (Front Elevation)

30" Channel Letters						
Letter	# of Modules	# LEDs	Watts per Letter	Amps 120V	Lumens/Letter	Weight lbs.
P	13	39	19.8	0.18	446	5.1
.	2	6	4.4	0.04	517	0.5
I	5	15	8.8	0.08	400	1.85
C	8	24	12.1	0.11	404	3
K	13	39	18.7	0.17	442	4.65
U	11	33	16.5	0.15	440	3.9
P	14	42	20.9	0.19	429	4.6
Spark1	4	12	7.7	0.08	224	1.4
Spark2	4	12	7.7	0.08	224	1.4
Spark3	4	12	7.7	0.08	224	1.4
Spark4	4	12	7.7	0.08	224	1.4
Spark5	4	12	7.7	0.08	224	1.4
Spark6	4	12	7.7	0.08	224	1.4
Total	90	270	147.4	1.4	N/A	32



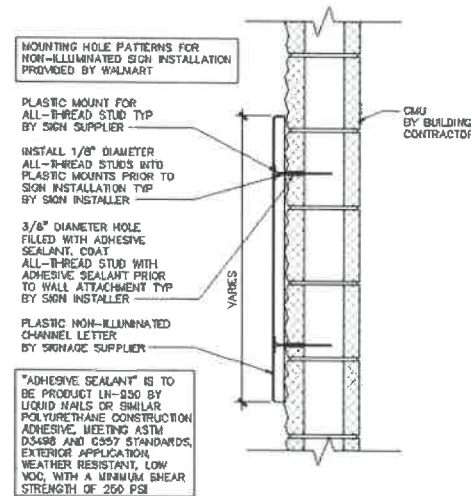
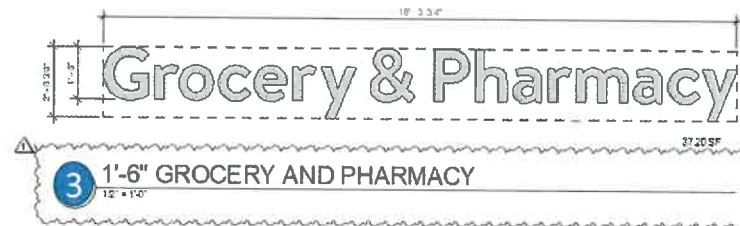
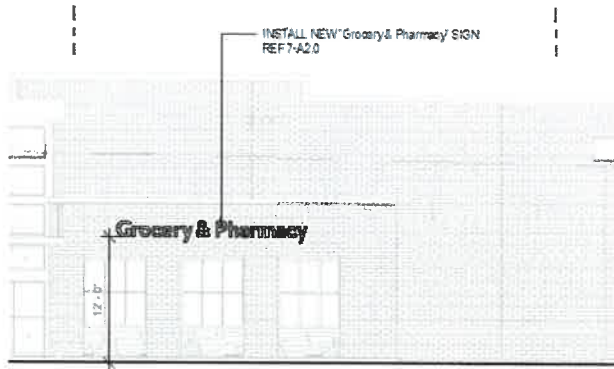
30" Formed Face LED Illuminated Channel Letters w/Logo

SCALE: 1"=1' 0"

- LETTER FACES - 'CLAMSHELL TYPE' FORMED 4mm WHITE CELLULOSE ACETATE BUTYRATE (GEMINI 1838 WHITE)
- LOGO FACES - 'CLAMSHELL TYPE' FORMED FACE 4mm MANGO CELLULOSE ACETATE BUTYRATE (GEMINI MANGO)
- LETTER AND LOGO RETURNS - 'CLAMSHELL TYPE' FORMED RETURNS 4mm WHITE CELLULOSE ACETATE BUTYRATE (GEMINI 5687 WHITE)
- INTERNAL ILLUMINATION - AGILIGHT LS-PRO260-65K-2G4 POWER SUPPLY SEPERATE
- UL E16382

Walmart 5382 – 8107 Governor Ritchie Hwy., Pasadena MD 21122

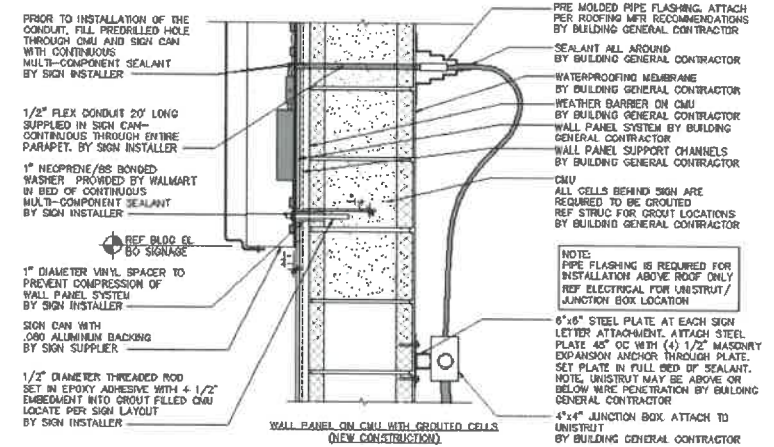
3 18" Grocery & Pharmacy – Non-Lit, Stud Mount (Front Elevation)



16 SIGN ATTACHMENT
1 1/2" x 1'-0" 012910 C:\p022-014a

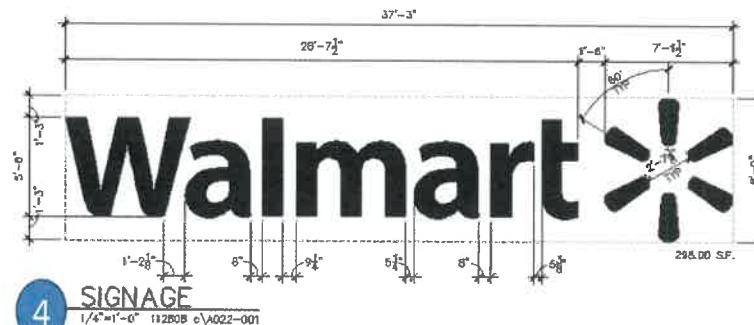
Walmart 5382 – 8107 Governor Ritchie Hwy., Pasadena MD 21122

4 5'-6" Walmart Spark – Illuminated (Side Elevation)



4 SIGN ATTACHMENT

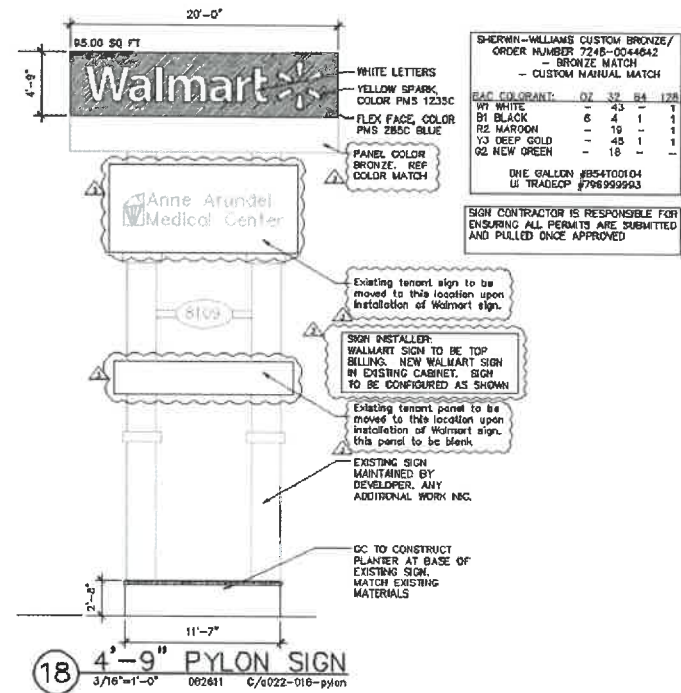
1 1/2"=1'-0" 082611 C:\022-011-cmu



Walmart 5382 – 8107 Governor Ritchie Hwy., Pasadena MD 21122

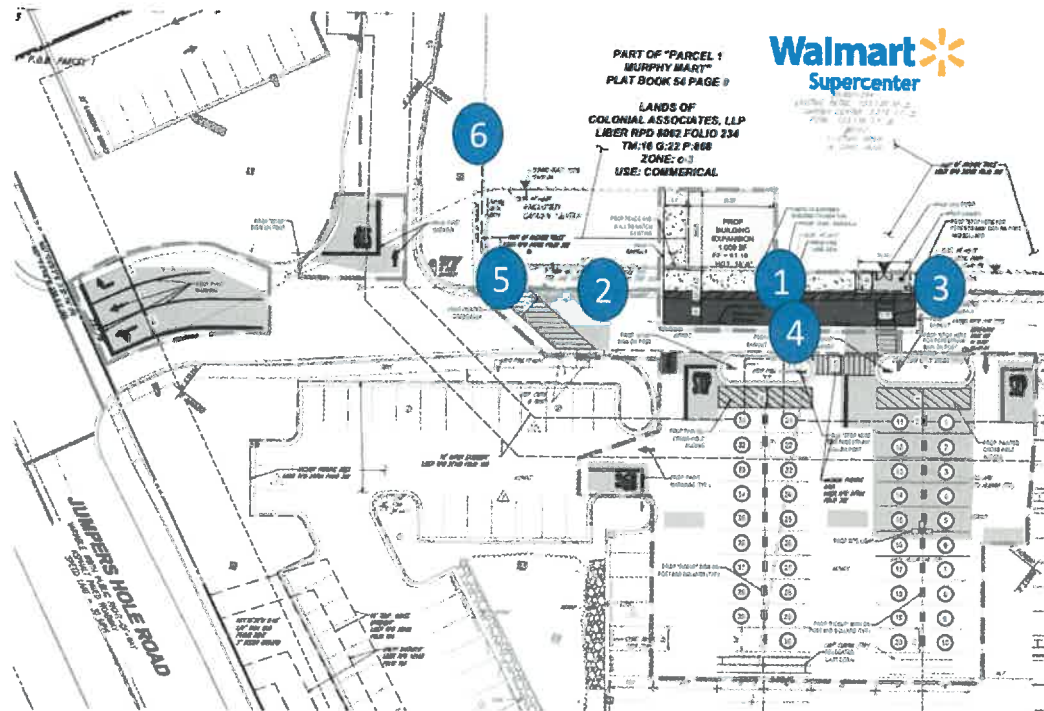
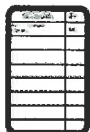
Tenant Ground Sign – Walmart Cabinet

Existing Walmart Cabinet (Flex Faces)



PROPOSED SIGNAGE

Walmart 5382 – 8107 Governor Ritchie Hwy., Pasadena MD 21122



- 1 Walmart Spark Sign
- 2 Pickup Sign
- 3 Grocery & Home Sign
- 4 Pharmacy Sign
- 5 Outdoor Sign
- 6 Walmart Spark Sign

BOHLER

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204

Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

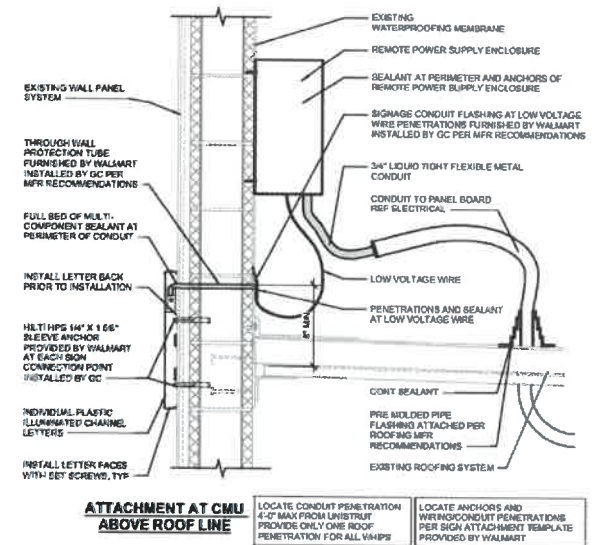
B.R. ROWE

PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 40808
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Walmart 5382 – 8107 Governor Ritchie Hwy., Pasadena MD 21122

PROPOSED SIGNAGE SCHEDULE							
SIGNAGE LOCATION		QTY	LIGHTED	COLOR	SIZE	INDIVIDUAL AREA	TOTAL AREA
FRONT SIGNAGE							
1	Walmart	1	LED	WHITE	5'-6"	298.00 SF	298.00 SF
	" (spark)	1	LED	YELLOW			
2	Pickup	1	LED	WHITE	2'-6"	32.22 SF	32.22 SF
3	Grocery & Home	1	N/A	WHITE			
4	Pharmacy	1	N/A	WHITE	1'-6"	17.63 SF	17.63 SF
5	Outdoor	1	N/A	WHITE	2'-6"	32.29 SF	32.29 SF
	Address (8107)	1	N/A	WHITE	1'-0"	N/A SF	N/A SF
TOTAL WALMART PROPOSED FRONT BUILDING SIGNAGE							465.09 SF
SIDE SIGNAGE							
6	Walmart	1	LED	WHITE	5'-6"	298.00 SF	298.00 SF
	" (spark)	1	LED	YELLOW			
TOTAL WALMART PROPOSED SIDE BUILDING SIGNAGE							298.00 SF
TOTAL PROPOSED BUILDING SIGNAGE							763.09 SF

1 5'-6" Walmart Spark – Illuminated (Front Elevation)



Technical drawing of a Walmart sign. The sign features the word "Walmart" in a large, outlined, sans-serif font. To the right of the text is a stylized star logo with eight points. The drawing includes various dimensions and annotations:

- Dimensions:**
 - Overall width: $28' - 5"$
 - Overall height: $7' - 11\frac{1}{2}"$
 - Text height: $1' - 3"$
 - Star height: $2' - 1' - 9\frac{1}{2}"$
 - Star point width: $1' - 6"$
 - Star point height: $7' - 11\frac{1}{2}"$
 - Star point angle: 30°
 - Star point radius: $1' - 9\frac{1}{2}"$
 - Star point thickness: $1\frac{1}{2}"$
- Annotations:**
 - "1 A2.1" in a circle at the top right.
 - "INTERNALLY REILLUMINATED" at the bottom left.
 - "288.00" at the bottom right.

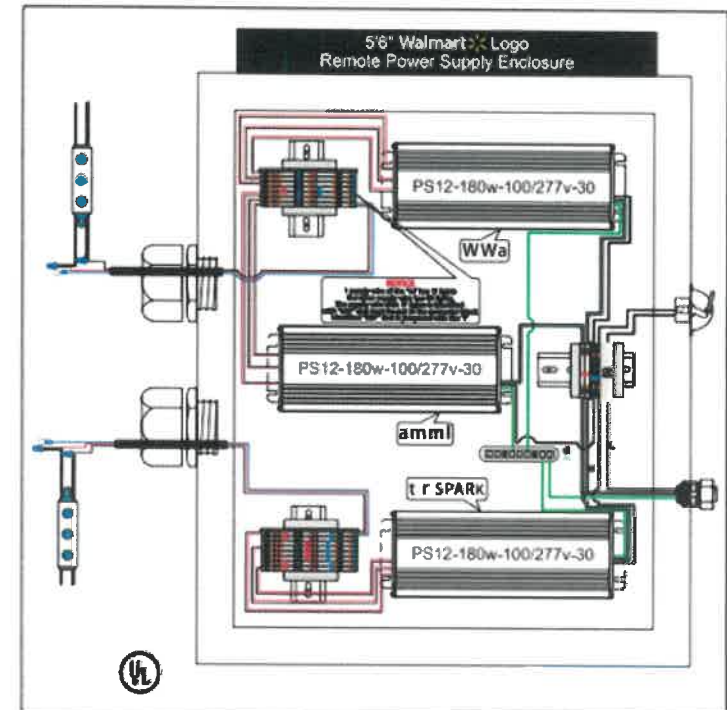
1.6

Walmart 5382 – 8107 Governor Ritchie Hwy., Pasadena MD 21122

1 5'-6" Walmart Spark – Illuminated (Front Elevation)

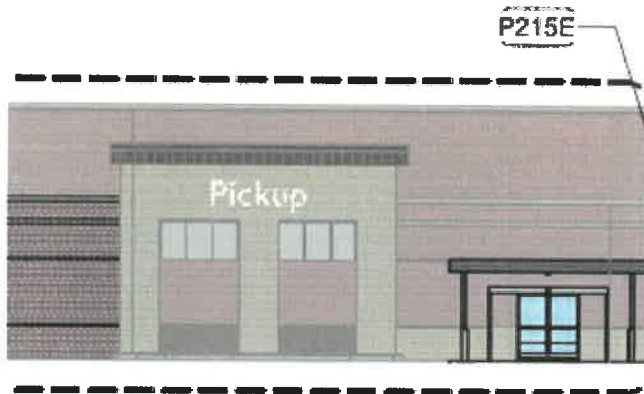
5'6" CHANNEL LETTERS

LETTER	WHIP #	# OF MODULES	# LEDs	WATTS/LETTER	AMPS @ 120Vac	AMPS @ 277Vac	LUMENS/LETTER	DENSITY
W	W1, W2	40+40=80	240	108.5	0.951 A	0.412 A	10,400	3.7 MOD/SqFt
S	W3	42	126	57.1	0.489 A	0.216 A	5460	4.2 MOD/SqFt
I	W4	20	60	27.2	0.238 A	0.103 A	2600	3.5 MOD/SqFt
M	W5, W6	20+40=60	180	81.6	0.714 A	0.306 A	7800	3.6 MOD/SqFt
A	W7	42	126	57.1	0.489 A	0.216 A	5460	4.2 MOD/SqFt
F	W8	22	66	29.9	0.262 A	0.113 A	2860	3.8 MOD/SqFt
T	W9	26	78	35.4	0.310 A	0.134 A	3380	3.5 MOD/SqFt
SPARK 1	W10	8	24	10.9	0.100 A	0.042 A	1040	4.3 MOD/SqFt
SPARK 2	W11	8	24	10.9	0.100 A	0.042 A	1040	4.3 MOD/SqFt
SPARK 3	W12	8	24	10.9	0.100 A	0.042 A	1040	4.3 MOD/SqFt
SPARK 4	W13	8	24	10.9	0.100 A	0.042 A	1040	4.3 MOD/SqFt
SPARK 5	W14	8	24	10.9	0.100 A	0.042 A	1040	4.3 MOD/SqFt
SPARK 6	W15	8	24	10.9	0.100 A	0.042 A	1040	4.3 MOD/SqFt
TOTALS		340	1020	462.5	4.078 A	1.752 A	3400 AVG.	4.02 AVG.

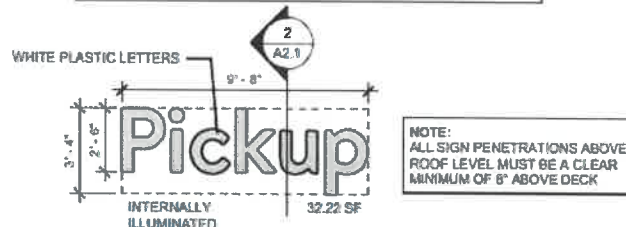


Walmart 5382 – 8107 Governor Ritchie Hwy., Pasadena MD 21122

2 2'-6" Spark Pickup – Illuminated (Front Elevation)

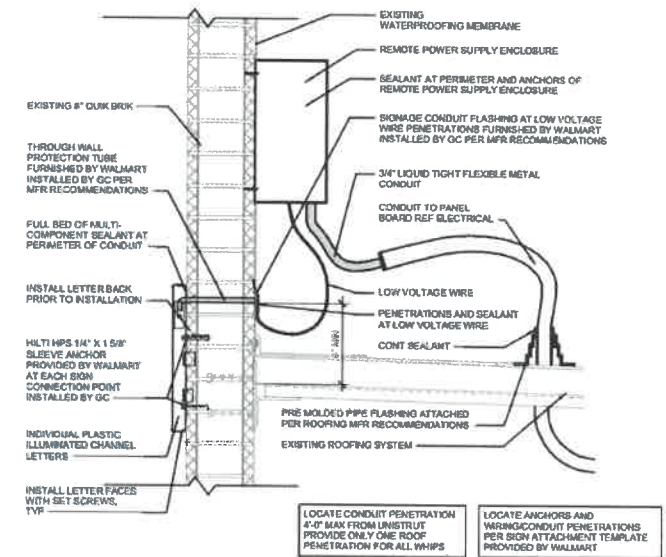


NOTE TO SIGN INSTALLER:
 A. ALL PRIMARY MOUNTING HOLES MUST BE UTILIZED
 B. IF MOUNTING THROUGH PRIMARY HOLE IS OBSTRUCTED BY REBAR, METAL STUDS, CHANNELS, OR OTHER MISC METAL, SEAL PRIMARY HOLE IN SIGN CAN AND MOUNT THROUGH THE NEAREST ALTERNATE MOUNTING HOLE
 C. PRIMARY HOLES ARE INDICATED WITH PREDRILLED HOLES



2 2'-6" PICKUP

1/4" = 1'-0"



2 SIGN ATTACHMENT AT QUIK BRIK

1/162" = 1'-0"

Walmart 5382 – 8107 Governor Ritchie Hwy., Pasadena MD 21122

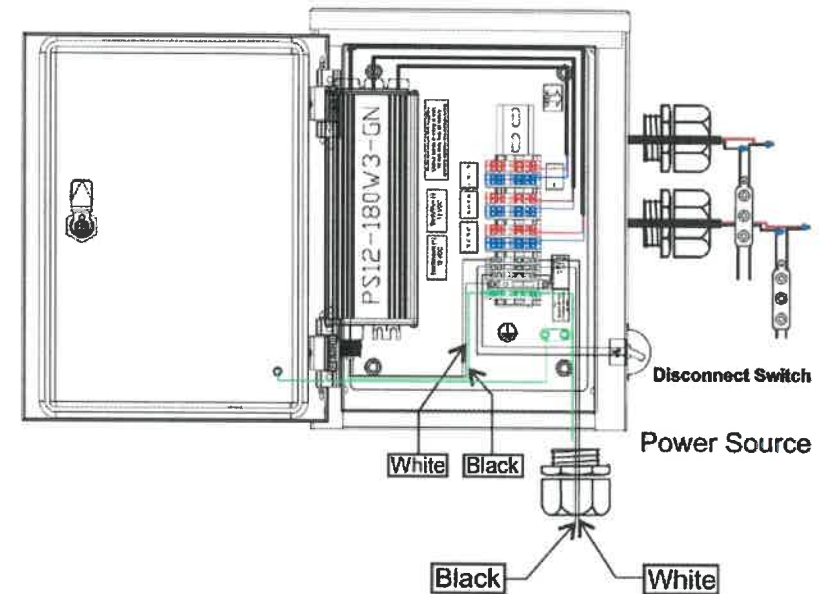
2 2'-6" Spark Pickup – Illuminated (Front Elevation)

30" Channel Letters						
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P	13	39	19.8	0.18	446	5.1
.	2	6	4.4	0.04	517	0.5
I	5	15	8.8	0.08	400	1.85
C	8	24	12.1	0.11	404	3
K	13	39	18.7	0.17	442	4.65
U	11	33	16.5	0.15	440	3.9
P	14	42	20.9	0.19	429	4.6
Total	66	198	101.2	.92	NA	23.6

30" Formed Face LED Illuminated Channel Letters w/Logo

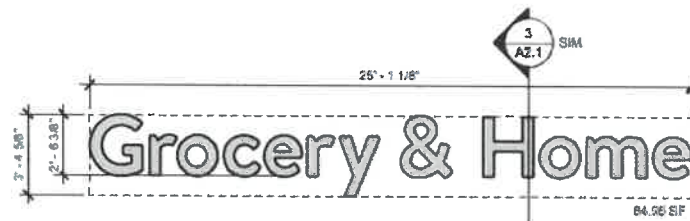
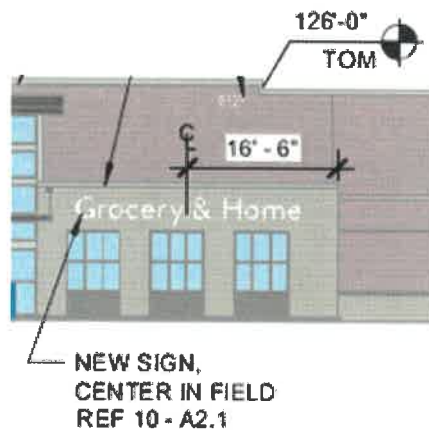
SCALE: 1"=1' 0"

- LETTER FACES - 'CLAMSHELL TYPE' FORMED 4mm WHITE CELLULOSE ACETATE BUTYRATE (GEMINI 1838 WHITE)
- LETTER AND LOGO RETURNS - 'CLAMSHELL TYPE' FORMED RETURNS 4mm WHITE CELLULOSE ACETATE BUTYRATE (GEMINI 5687 WHITE)
- INTERNAL ILLUMINATION - AGILIGHT LS-PRO260-65K-2G4 POWER SUPPLY SEPERATE
- UL E16382

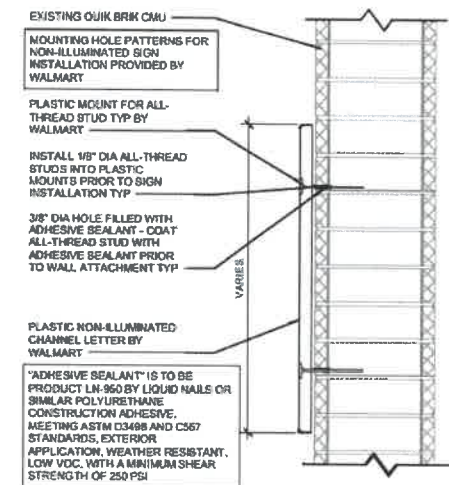


Walmart 5382 – 8107 Governor Ritchie Hwy., Pasadena MD 21122

3 18" Grocery & Pharmacy – Non-Lit, Stud Mount (Front Elevation)



3 2'-6" GROCERY & HOME



3 SIGN ATTACHMENT AT QUIK BRIK

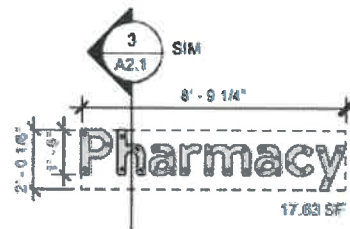
Walmart 5382 – 8107 Governor Ritchie Hwy., Pasadena MD 21122

4 18" Pharmacy – Non-Lit, Stud Mount (Front Elevation)

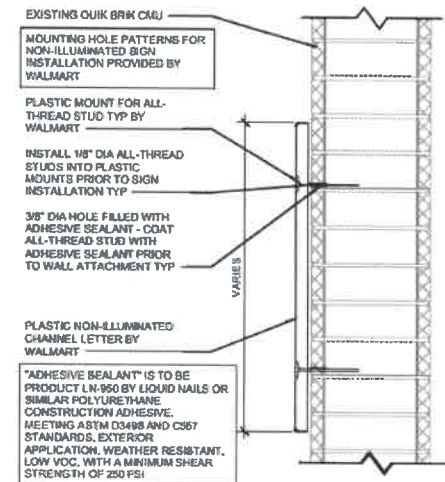


12' - 8"

NEW SIGN 1
REF 8 - A2.1



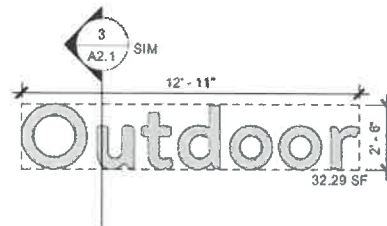
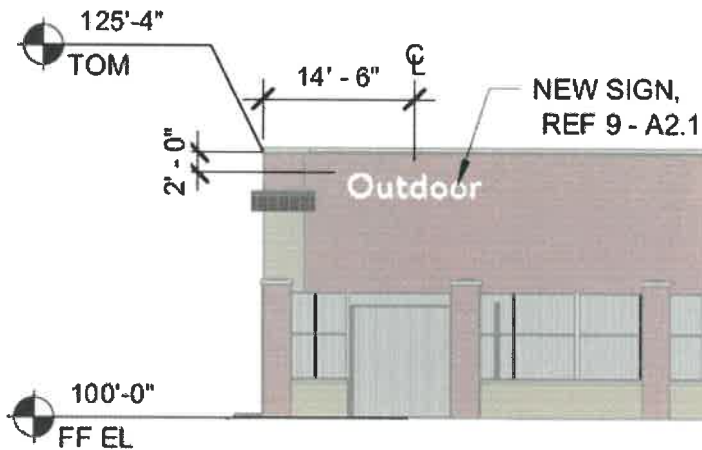
4 1'-6" PHARMACY
1/4" = 1'-0"



4 SIGN ATTACHMENT AT QUIK BRIK
1 1/2" = 1'-0"

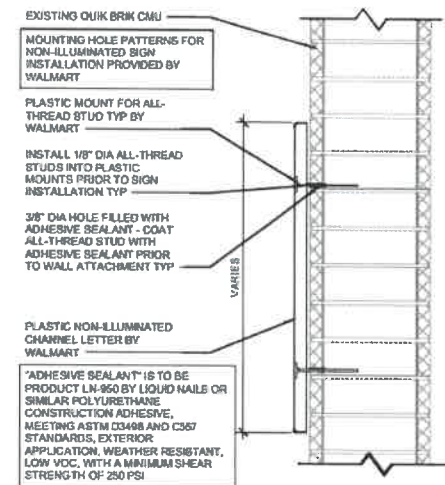
Walmart 5382 – 8107 Governor Ritchie Hwy., Pasadena MD 21122

5 30" Outdoor – Non-Lit, Stud Mount (Front Elevation)



5 2'-6" OUTDOOR

1/4" = 1'-0"

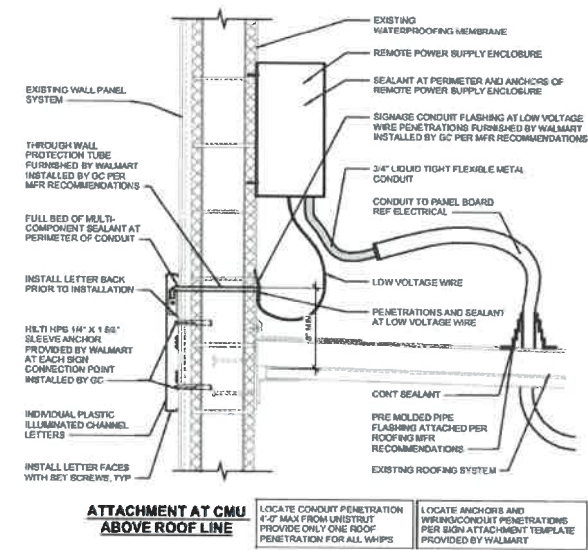
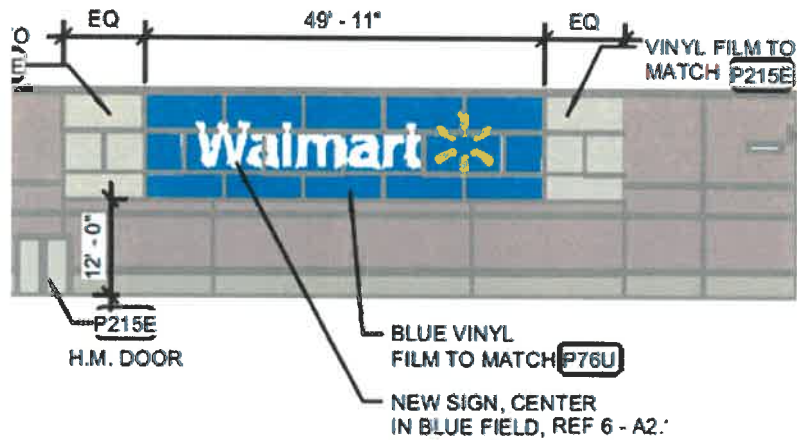


5 SIGN ATTACHMENT AT QUIK BRIK

1 1/2" = 1'-0"

Walmart 5382 – 8107 Governor Ritchie Hwy., Pasadena MD 21122

6 5'-6" Walmart Spark – Illuminated (Front Elevation)



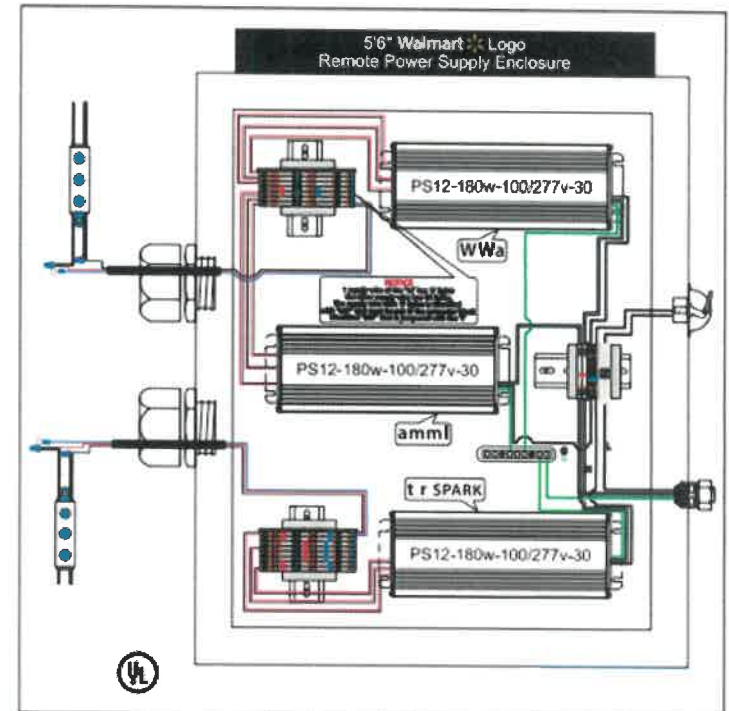
6 ILLUMINATED SIGNAGE ATTACHMENT



Walmart 5382 – 8107 Governor Ritchie Hwy., Pasadena MD 21122

6 5'-6" Walmart Spark – Illuminated (Front Elevation)

5'6" CHANNEL LETTERS								
LETTER	WHIP #	# OF MODULES	# LEDs	WATTS/LETTER	AMPS @ 120Vac	AMPS @ 277Vac	LUMENS/LETTER	DENSITY
W	W1, W2	40+40=80	240	108.8	0.951 A	0.412 A	10,400	3.7 MOD/SqFt
a	W3	42	126	57.1	0.499 A	0.216 A	5480	4.2 MOD/SqFt
l	W4	20	60	27.2	0.238 A	0.103 A	2800	3.5 MOD/SqFt
m	W5, W6	20+40=60	180	81.6	0.714 A	0.306 A	7800	3.6 MOD/SqFt
a	W7	42	126	57.1	0.499 A	0.216 A	5480	4.2 MOD/SqFt
r	W8	22	66	29.9	0.262 A	0.113 A	2860	3.8 MOD/SqFt
t	W9	28	78	35.4	0.310 A	0.134 A	3360	3.5 MOD/SqFt
SPARK 1	W10	8	24	10.9	0.100 A	0.042 A	1040	4.3 MOD/SqFt
SPARK 2	W11	8	24	10.9	0.100 A	0.042 A	1040	4.3 MOD/SqFt
SPARK 3	W12	8	24	10.9	0.100 A	0.042 A	1040	4.3 MOD/SqFt
SPARK 4	W13	8	24	10.9	0.100 A	0.042 A	1040	4.3 MOD/SqFt
SPARK 5	W14	8	24	10.9	0.100 A	0.042 A	1040	4.3 MOD/SqFt
SPARK 6	W15	8	24	10.9	0.100 A	0.042 A	1040	4.3 MOD/SqFt
TOTALS		340	1020	462.5	4.075 A	1.752 A	3400 AVG.	4.02 AVG.



IN THE OFFICE OF ADMINISTRATIVE HEARINGS

CASE NUMBER 2015-0182-V

WAL-MART STORES EAST, L.P.

THIRD ASSESSMENT DISTRICT

DATE HEARD: OCTOBER 6, 2015

ORDERED BY:

DOUGLAS CLARK HOLLMANN
ADMINISTRATIVE HEARING OFFICER

PLANNER: DONNIE DYOTT, JR.

DATE FILED: **OCTOBER 7, 2015**

PLEADINGS

Wal-Mart Stores East, LP, the applicant, seeks a variance (2015-0182-V) to allow identification signs (2) with greater area than allowed on property located on the east side of Jumpers Hole Road, north of Ritchie Highway, Pasadena.

PUBLIC NOTIFICATION

The hearing notice was posted on the County's website in accordance with the County Code. The file contains the certification of mailing to community associations and interested persons. Each person designated in the application as owning land that is located within 175 feet of the property was notified by mail, sent to the address furnished with the application. Michael Gesell submitted the affidavit of Jennifer Bass, indicating that the property was posted on September 21, 2015 (Applicant's Exhibit 1). I find and conclude that there has been compliance with the notice requirements.

FINDINGS

A hearing was held on October 6, 2015, in which witnesses were sworn and the following evidence was presented with regard to the proposed variance requested by the applicant.

The Property

The applicant owns the subject property, which has a street address of 8107 Ritchie Highway, Pasadena, Maryland 21122. It is identified as Parcel 868 in Block 22 on Tax Map 16 and is zoned C3 General Commercial District.

The Proposed Work

The applicant proposes to construct 1,218 square feet of identification signage on the front façade and a 910 square-foot sign on the northwest or left façade as shown on the elevation drawing #6 admitted into evidence at the hearing as County Exhibit 2.

The Anne Arundel County Code

§ 18-3-308(b)(2) states that a tenant in a commercial complex may not have a sign that exceeds the lesser of either 10% of the area of the facade or 200 square feet.

The Variance Requested

The proposed work will require the following variances:

1. A zoning variance of 1,018 square feet to the 200 square-foot limitations of §18-3-308(b)(2) to construct 1,218 square-foot of signage on the front façade of the building as shown on County Exhibit 2; and
2. A zoning variance of 710 square feet to the 200 square-foot limitations of §18-3-308(b)(2) to construct a 910 square-foot sign on the northwest or left façade of the building as shown on County Exhibit 2.

The Evidence Submitted At the Hearing

Donnie Dyott, Jr., a planner with the Office of Planning and Zoning (OPZ), testified that OPZ recommended that the requested variances be approved. The property is developed as a business complex with a large commercial building and parking area. The site presents unique physical conditions due to the building's

sizeable distance from Ritchie Highway and Jumpers Hole Road. Also, there is a large parking lot and several commercial properties located between the building and Ritchie Highway, make it difficult for passing motorists to see the building signage located on the walls of the store.

The proposed signage on the left façade consists of one sign identifying the name of the store while the front façade of the building consists of three separate signs. The main sign includes the name of the store while the two other signs indicate the location of separate entrances to the “Outdoor Living” and “Market & Pharmacy” areas of the store. The applicants state that the store has multiple entrances due to the large scale of the store and the scope of the product offerings. The additional signs will function as directional signs to guide the customer and reduce congestion in the front of the store.

The Health Department commented that the property is served by public water and sewer facilities and has no objection to the request. The Development Division commented that they have no objection to the variance from a development perspective.

Mr. Dyott testified that the variances are considered to be the minimum necessary to afford relief. The proposed signage is reasonable considering the size of the building façades, distance from the roadways and the visual obstructions located between the building and Ritchie Highway. The signage will provide adequate visibility to passing motorists on Ritchie Highway and Jumpers Hole Road and to potential customers within the complex.

Approval of the variances will not alter the essential character of the neighborhood as the majority of the surrounding properties are commercially zoned with similar large scale retail stores in close proximity. Approval of the variances will not substantially impair the appropriate use or development of adjacent property. The rear of the subject property abuts residentially zoned property; however the proposed signs are located on the building facades that face away from the residential property so as to have little or no impact.

The variances will not reduce forest cover in the limited development area or resource conservation area, will not be contrary to acceptable clearing and replanting practices and will not be detrimental to the public welfare.

Based upon the standards set forth in § 18-16-305 under which a variance may be granted, Mr. Dyott testified that OPZ recommends approval of the requested variances.

The applicant was represented at the hearing by David M. Plott, Esquire, who presented evidence through Michael Gesell, the applicant's engineer, and Jeff Suchan, the applicant's architect, that the size of the proposed building and the distance from the adjoining highways required larger signs than are permitted under the Code. Mr. Plott adopted Mr. Dyott's recommendation and asked that the variances be granted.

There was no other testimony taken or exhibits received in the matter. The Hearing Officer did not visit the property.

DECISION

Requirements for Zoning Variances

§ 18-16-305 sets forth the requirements for granting a zoning variance.

Subsection (a) reads, in part, as follows: a variance may be granted if the Administrative Hearing Officer finds that practical difficulties or unnecessary hardships prevent conformance with the strict letter of this article, provided the spirit of law is observed, public safety secured, and substantial justice done. A variance may be granted only if the Administrative Hearing Officer makes the following affirmative findings:

- (1) Because of certain unique physical conditions, such as irregularity, narrowness or shallowness of lot size and shape or exceptional topographical conditions peculiar to and inherent in the particular lot, there is no reasonable possibility of developing the lot in strict conformance with this article; or
- (2) Because of exceptional circumstances other than financial considerations, the grant of a variance is necessary to avoid practical difficulties or unnecessary hardship and to enable the applicant to develop the lot.

The variance process for subsection (1) above is a two-step process. The first step requires a finding that special conditions or circumstances exist that are peculiar to the land or structure at issue which requires a finding that the property whereupon the structures are to be placed or use conducted is unique and unusual in a manner different from the nature of the surrounding properties. The second

part of the test is whether the uniqueness and peculiarity of the property causes the zoning provisions to have a disproportionate impact upon the subject property causing the owner a practical difficulty or unnecessary hardship. “Uniqueness” requires that the subject property have an inherent characteristic not shared by other properties in the area. *Trinity Assembly of God of Baltimore City, Inc. v. People’s Counsel for Baltimore County*, 178 Md. App. 232, 941 A.2d 560 (2008); *Umerley v. People’s Counsel for Baltimore County*, 108 Md. App. 497, 672 A.2d 173 (1996); *North v. St. Mary’s County*, 99 Md. App. 502, 638 A.2d 1175 (1994), cert. denied, 336 Md. 224, 647 A.2d 444 (1994).

The variance process for subsection (2) - practical difficulties or unnecessary hardship - is simpler. A determination must be made that, because of exceptional circumstances other than financial considerations, the grant of a variance is necessary to avoid practical difficulties or unnecessary hardship, and to enable the applicant to develop the lot.

Furthermore, whether a finding is made pursuant to subsection (1) or (2) above, a variance may not be granted unless the hearing officer also finds that: (1) the variance is the minimum variance necessary to afford relief; (2) the granting of the variance will not alter the essential character of the neighborhood or district in which the lot is located, (3) substantially impair the appropriate use or development of adjacent property, (4) reduce forest cover in the limited development and resource conservation areas of the critical area, (5) be contrary to

acceptable clearing and replanting practices required for development in the critical area, or (6) be detrimental to the public welfare.

Findings - Zoning Variances

I find, based upon the evidence, that because of certain unique physical conditions, such as the size of the proposed store and its distance from nearby roadways, there is no reasonable possibility of developing the lot in strict conformance with this article. This is a request for appropriately-sized signs for the proposed development.

I further find that the requested variances are the minimum variances necessary to afford relief, that the granting of the variances will not alter the essential character of the neighborhood or district in which the lot is located, substantially impair the appropriate use or development of adjacent property, reduce forest cover in the limited development and resource conservation areas of the critical area, be contrary to acceptable clearing and replanting practices required for development in the critical area, or be detrimental to the public welfare.

ORDER

PURSUANT to the application of Wal-Mart Stores East, LP, petitioning for a variance to allow identification signs (2) with greater area than allowed; and

PURSUANT to the notice, posting of the property, and public hearing and in accordance with the provisions of law, it is this **7th day of October, 2015,**

ORDERED, by the Administrative Hearing Officer of Anne Arundel County that the applicant is hereby **granted**:

1. A zoning variance of 1,018 square feet to the 200 square-foot limitations of §18-3-308(b)(2) to construct 1,218 square-foot of signage on the front façade of the building as shown on County Exhibit 2; and
2. A zoning variance of 710 square feet to the 200 square-foot limitations of §18-3-308(b)(2) to construct a 910 square-foot sign on the northwest or left façade of the building as shown on County Exhibit 2.

Furthermore, County Exhibit 2, referenced in this decision, is incorporated herein as if fully set forth and made a part of this Order. The proposed improvements shown on County Exhibit 2 shall be constructed on the subject property in the locations shown therein.

The foregoing variances are subject to the applicant complying with any instructions and necessary approvals from the Permit Application Center and the Department of Health.



Douglas Clark Hollmann
Administrative Hearing Officer

NOTICE TO APPLICANT

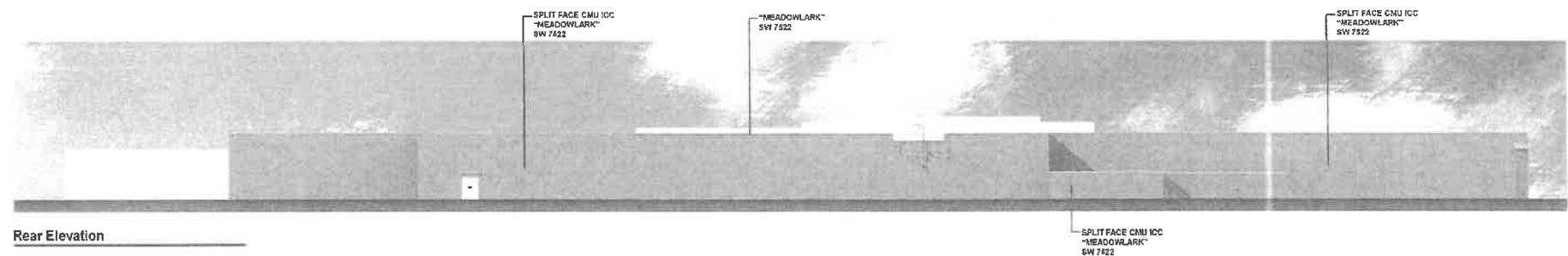
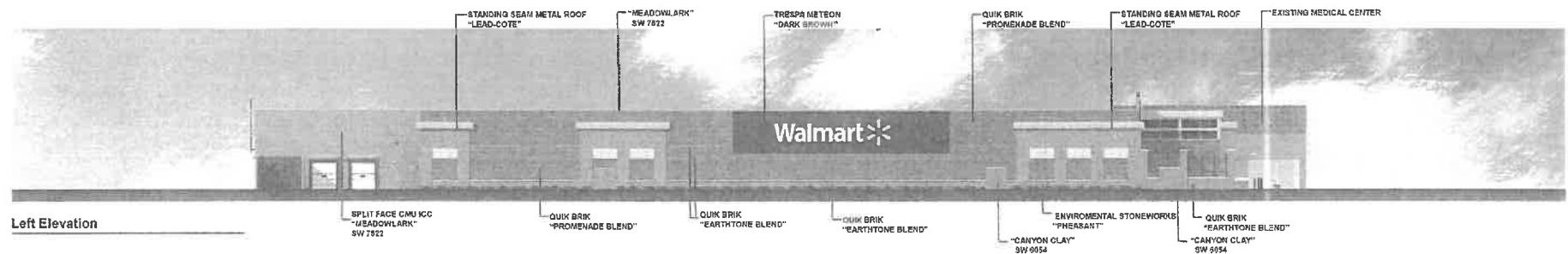
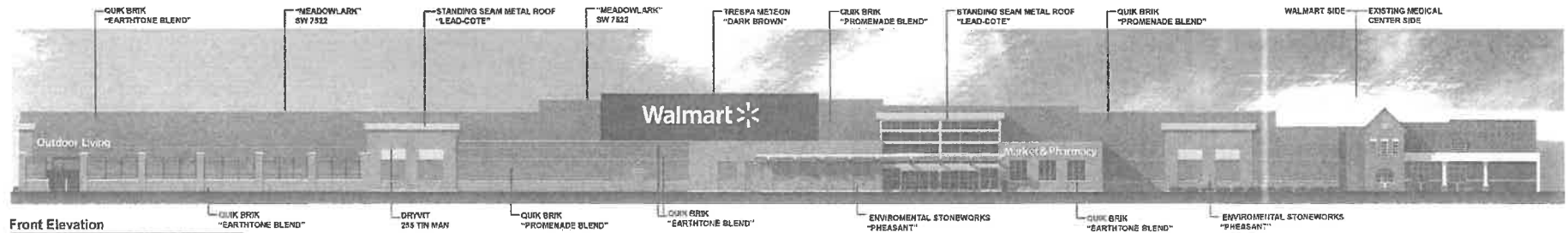
This Order does not constitute a building permit. In order for the applicant to construct the structures permitted in this decision, the applicant must apply for and obtain the necessary building permits, along with any other approvals required to perform the work described herein.

Any person, firm, corporation, or governmental agency having an interest in this Decision and aggrieved thereby may file a Notice of Appeal with the County Board of Appeals within thirty (30) days from the date of this Decision.

Further, § 18-16-405(a) provides that a variance or special exception that is not extended or tolled **expires by operation of law** unless the applicant **within 18 months** of the granting of the variance or special exception (1) obtains a building permit or (2) files an application for subdivision. Thereafter, the variance or special exception shall not expire so long as (1) construction proceeds in accordance with the permit or (2) a record plat is recorded among the land records pursuant to the application for subdivision, the applicant obtains a building permit within one year after recordation of the plat, and construction proceeds in accordance with the permit.

If this case is not appealed, exhibits must be claimed within 60 days of the date of this Order, otherwise they will be discarded.

CO. EXHIBIT#: 2
CASE: 2015-0182V
DATE: 10/6/15



For Office Use Only

CASE # 2015-0182-VFEE PAID 550.00DATE 8/13/15

For Office Use Only

ZONE C3

CRITICAL AREA: IDA ___ LDA ___ RCA ___

BMA: Yes ___ No ___

NO. OF SIGNS 2

VARIANCE APPLICATION

Applicant(s): Wal-Mart Stores East, LP and Colonial Associates, LLC and Broad Falls, LLC
 (All persons having 10% or more interest in property)

Property Address: 8107 Ritchie Highway, Pasadena, Maryland 21122

Property Location: 556 feet of frontage on the (n, s, e, w) side of Jumpers Hole Road (St, Rd, Ln, etc.);
180 feet (n, s, e, w) of (Nearest intersecting street) Governor Ritchie Highway (St, Rd, Ln, etc.).

Tax Account Number 0300021778450 Tax District 03 Council District 03Waterfront Lot N/A Corner Lot N/A Deed Title Reference LIBER 8062, FOLIO 234Zoning District C3 Lot # N/A Tax Map 16 Block/Grid 22 Parcel 868Area (sq. ft. or acres) 16.89 acres Subdivision Name _____

Description of Proposed Project and Variance Requested (Brief, detail fully in letter of explanation)

The Proposed Project consists of an approximate 123,138 square foot Walmart store. The Variance Requested would permit additional building signage necessary to assist patrons in identifying the occupant of the store and the appropriate customer entrance.

The applicant hereby certifies that he or she has a financial, contractual, or proprietary interest equal to or in excess of 10 percent of the property; that he or she is authorized to make this application; that the information shown on this application is correct; and that he or she will comply with all applicable regulations of Anne Arundel County, Maryland.

Wal-Mart Stores East, L.P.

By: _____

Owner's Signature _____

Print Name Frank Pampalone Director of Project DesignMailing Address 2001 S.E. 10th Street Mailing Address _____City, State, Zip Bentonville, AR 72716 City, State, Zip _____Phone (479) 204-1249

(Work)

(Home)

Phone _____

(Work)

(Home)

Cell Phone _____ Cell Phone _____

Email Address Frank.Pampalone@walmart.com Email Address _____

*** Below For Office Use Only ***

Application accepted by Anne Arundel County Office of Planning and Zoning: _____

Variance to allow identification signs (2) with greater area than allowed

For Office Use Only

CASE # 2015-0182-VFEE PAID 550.00DATE 8/13/15

For Office Use Only

ZONE C3

CRITICAL AREA: IDA ___ LDA ___ RCA ___

BMA: Yes ___ No ___

NO. OF SIGNS 2

VARIANCE APPLICATION

Applicant(s): Wal-Mart Stores East, LP and Colonial Associates, LLC
 (All persons having 10% or more interest in property)

Property Address: 8107 Ritchie Highway, Pasadena, Maryland 21122

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Applicant's Signature _____ Owner's Signature Emily Clayton, Vice PresidentPrint Name _____ Print Name Emily ClaytonMailing Address _____ Mailing Address 233 E. Redwood Street, Suite 100City, State, Zip _____ City, State, Zip Baltimore, MD 21202

Phone _____ Phone 410-685-4606
 (Work) (Home) (Work) (Home)

Cell Phone _____ Cell Phone 410-303-5884Email Address _____ Email Address eclayton@worldtotalreturn.com

*** Below For Office Use Only ***

Application accepted by Anne Arundel County Office of Planning and Zoning: JO 8/13/15

Variance to allow identification signs (2) with greater area than
allowed

CO. EXHIBIT#: 1
CASE: 2015-0182-V
DATE: 10/06/15

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

APPLICANT: Wal-Mart Stores East, LP &
Colonial Associates, LLC

ASSESSMENT DISTRICT: 3rd

CASE NUMBER: 2015-0182-V

COUNCILMANIC DISTRICT: 3rd

HEARING DATE: October 6, 2015

PREPARED BY: Donnie Dyott Jr.
Planner

REQUEST

The applicants are requesting a variance to allow identification signs with greater area than allowed.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of 16.89 acres of land and is located with 556 feet of frontage on the east side of Jumpers Hole Road, 180 feet north of Ritchie Highway. The property is identified as Parcel 868 in Block 22 on Tax Map 16.

The property has been zoned C3 – General Commercial District since the adoption of comprehensive rezoning for Councilmanic District 3, effective January 29, 2012. This property lies entirely outside of the Chesapeake Bay Critical Area. The site is currently improved with an existing commercial building and parking area.

APPLICANT'S PROPOSAL

The applicants seek approval to construct identification signs on the front façade totaling 1,218 square feet and on the left façade totaling 910 square feet.¹

REQUESTED VARIANCES

§ 18-3-308(b)(2) of the Anne Arundel County Zoning Ordinance states that a business complex may have identification signs for the name of a tenant on not more than two facades in a one or two story structure, so long as the area of the signs does not exceed, for each tenant façade, the lesser of 10% of the area of the façade or 200 square feet. The applicants are proposing 1,218 square feet of façade signage on the front façade of the store and 910 square feet of façade signage on the left façade of the store, necessitating variances of 1,018 square feet and 710 square feet respectively.

FINDINGS

The subject property and the majority of the adjoining properties are zoned C3 – General Commercial District. The property is developed as a business complex with a large commercial building and parking area. The Wal-Mart store which occupies the majority of the building space is located in the northwest portion of the building, with medical office space occupying the southeast portion.

¹ The calculations for sign area have been revised from 478 square feet of building signage on the front façade, and 298 square feet on the left façade of the store to include the dark brown rectangular area behind the "Walmart" signs as shown on the revised site plan. The letter of explanation remains unchanged with the original numbers.

The applicants' letter of explanation indicates that the site presents unique physical conditions due to the building's sizeable distance from Ritchie Highway and Jumpers Hole Road. In addition to the distance from the roadways, the large parking lot and several commercial properties located between the building and Ritchie Highway make it difficult for passing motorists to clearly see the building signage located on the walls of the store.

The proposed signage on the left façade consists of one sign identifying the name of the store while the front façade of the building consists of three separate signs. The main sign includes the name of the store while the two other signs indicate the location of separate entrances to the "Outdoor Living" and "Market & Pharmacy" areas of the store. The applicants state that due to the large scale of the store and the scope of the product offerings, the store has multiple entrances. These additional signs will function as directional signs to guide the customer and reduce congestion in the front of the store.

The **Health Department** commented that the property is served by public water and sewer facilities and has no objection to the request.

The **Development Division** commented that they have no objection to the variance from a development perspective.

The variances are considered to be the minimum necessary to afford relief. The proposed signage is reasonable considering the size of the building façades, distance from the roadways and the visual obstructions located between the building and Ritchie Highway. The signage will provide adequate visibility to passing motorists on Ritchie Highway and Jumpers Hole Road and to potential customers within the complex.

Approval of the variances will not alter the essential character of the neighborhood as the majority of the surrounding properties are commercially zoned with similar large scale retail stores in close proximity.

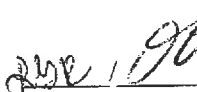
Approval of the variances will not substantially impair the appropriate use or development of adjacent property. The rear of the subject property abuts residentially zoned property; however the proposed signs are located on the building facades that face away from the residential property so as to have little or no impact.

The variances will not reduce forest cover in the limited development area or resource conservation area, will not be contrary to acceptable clearing and replanting practices and will not be detrimental to the public welfare.

RECOMMENDATION

Based upon the standards set forth in § 18-16-305 under which a variance may be granted, this Office recommends approval of a variance to § 18-3-308(b)(2) of 1,018 square feet and 710 square feet to allow the applicants to construct façade signs totaling 1,218 square feet and 910 square feet on the front and left façades as shown on the site plan.

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.


LGR / DKD