

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

APPLICANT: SAGA INVEST LLC

ASSESSMENT DISTRICT: 5

CASE NUMBER: 2025-0087-V

COUNCIL DISTRICT: 2

HEARING DATE: September 2, 2025

PREPARED BY: David Russell
Planner

DR

REQUEST

The applicant is seeking a variance to allow a freestanding monument sign with an electronic message board on a property at 24 Crain Highway SW, which is listed on the County Inventory of Historic Resources.

LOCATION AND DESCRIPTION OF SITE

The subject property is located at the northern corner of 1st Avenue Southwest and Crain Highway South, and consists of roughly 7,500 square feet of land (Lot 11, Parcel 213 of Grid 22 of Tax Map 9F) within the Glen Burnie Historic District. The property is improved with a two-story building, freestanding non-electronic sign, and 10-space parking lot.

PROPOSAL

The applicant proposes the addition of a 6' x 6' (x 2' depth) freestanding monument sign with an electronic message board. The proposed location is approximately 1 foot from the east side property line.

REQUESTED VARIANCES

§ 18-3-301(e) of the Anne Arundel County Zoning Ordinance specifies that electronic message boards are prohibited on properties listed on the County Inventory of Historic Resources (Glen Burnie Historic District).

FINDINGS

The subject property is approximately 7,500 square feet and zoned TC - Town Center. The property is also within the Glen Burnie Historic District. Through review of County imagery, the subject property has an existing, non-electronic, freestanding sign in the location of the newly proposed electronic sign. Within the Glen Burnie Historic District, the subject property is also located within a commercial corridor of Crain Highway.

The applicant cites a meeting with Anne Arundel County Senior Planner & Historic Site Planner, Darian Beverungen. During this meeting the appropriate size, materials, content, and illumination specifications were deemed appropriate, given the Crain Highway traffic flow, existing trees, and view obstruction from a neighboring fence.

Agency Comments

The **Cultural Resources** department offered the following comments:

The subject property is a contributing historic property within the Glen Burnie Historic District, which is listed in the Maryland Inventory of Historic Properties and the County's Inventory of Historic Resources. An electronic message board is, therefore, subject to Article 18-3-301(e) of the County Code. While the property is a designated historic building, it is located along a commercial corridor (Crain Highway) within the historic district and is adjacent to other commercial properties, some with existing LED signs which are factors in our office's recommendation of approval for this variance application. Adverse visual impacts, however, must be mitigated in a manner determined by this office as per the Code.

Our office has been working with Pasadena Signs on an appropriate design for the new sign. The rendering for the proposed sign dated June 5, 2025 and that is submitted with this variance application has been revised from the original proposal. The approved total height of the sign as depicted in the drawing and stated in the Letter of Explanation is 6'0". It shall also have a full aluminum base. In addition to the height and design of the sign, our office is requiring the following which the applicant has also laid out in their letter:

- The maximum brightness level will not exceed 10,000 nits during daylight hours and 500 nits during nighttime hours.
- The display shall have no animation, flashing, moving, or scrolling of the display or content, and videos are prohibited.
- There shall be an automatic brightness control dependent on ambient light levels.
- There shall be a minimum of 10 seconds between each display screen/message.
- Color of text and background shall be demure (i.e. no fluorescent/bright colors) at all times.
- The electronic message board shall have a "fail to black" mode in case there is a malfunction.

Between the revised design of the sign and with the agreed upon conditions above, visual impacts will be sufficiently mitigated to be in compliance with Article 18-3-301(e) of the Code

The **Health Department** has no objection to the variance request.

The **Maryland Department of Transportation - Maryland Aviation Administration (MAA)** comments that the applicant must file an Airport Zoning Permit with the Maryland Aviation Administration (MAA) Office of Planning and Environmental Services because of location within BWI Marshall 4-mile radius as depicted in COMAR 11.06.03.03A. The Application can be found on the MAA website under permitting.

Variance Criteria

To be granted a variance it must be found that because of 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, 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 applicant's meeting with Anne Arundel County Senior Planner & Historic Site Planner, Darian Beverungen, is valuable in determining the allowance of an electronic message board. As a historic site planner, Ms. Beverungen's expertise helped guide the design of the proposed sign to help mitigate adverse visual impacts within the Glen Burnie Historic District. Although located within the Glen Burnie Historic District, the property is along a commercial corridor creating a greater need for easily visible signage. The proposed electronic message board will not be the first of its kind in the Glen Burnie Historic District. There are at least two existing electronic signs on nearby properties, less than 150 feet away. The Office of Planning and Zoning is in agreement with Ms. Beverungen's allowance of the electronic sign, if all specific sign specifications are met.

The applicant's request can be considered the minimum necessary to afford relief. As such, the granting of the variance would not alter the essential character of the neighborhood or district in which the lot is located, would not substantially impair the appropriate use or development of adjacent property, nor would it be detrimental to the public welfare.

RECOMMENDATION

Based upon the standards set forth in § 18-16-305 of the Code under which a variance may be granted, this Office recommends **conditional approval** of the requested variance to § 18-3-301(e) to allow an electronic message board on property listed on the County Inventory of Historic Resources (Glen Burnie Historic District), under the following conditions:

Conditions

- The maximum brightness level will not exceed 10,000 nits during daylight hours and 500 nits during nighttime hours.
- The display shall have no animation, flashing, moving, or scrolling of the display or content, and videos are prohibited.
- There shall be an automatic brightness control dependent on ambient light levels.
- There shall be a minimum of 10 seconds between each display screen/message.
- Color of text and background shall be demure (i.e. no fluorescent/bright colors) at all times.
- The electronic message board shall have a "fail to black" mode in case there is a malfunction.

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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PROPERTY INFO

PLUMBING CODES	BUILDING CODES
2015 INTERNATIONAL PLUMBING CODE	2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL MECHANICAL CODE	2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL ELECTRICAL CODE	2015 INTERNATIONAL ELECTRICAL CODE
2015 INTERNATIONAL FUEL GAS CODE	2015 INTERNATIONAL FUEL GAS CODE
2009 ACCESSIBLE & USED AND BUILDING	2009 ACCESSIBLE & USED AND BUILDING
AND POLICIES - LOCAL #1	AND POLICIES - LOCAL #1
FIRE CODES	
2015 INTERNATIONAL FIRE PROTECTION ASSOC. (NFPA) 1	
2015 NFPA 101	
2013 NFPA 13	
2013 NFPA 20	
2015 NFPA 22	
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2015 NFPA 162	

0000-G-G1 TITLE SHEET & SITE PLAN
0001-G=G2 CODE ANALYSIS
0002-AD=AD1 FIRST FLOOR DEMO PLAN
0003-A=A1 FIRST FLOOR PLAN
0004-A=A2 DETAILS

24 CRAIN HIGHWAY SOUTH
GLEN BURNIE, MD. 21061
TENANT FIT OUT

Site plan showing building footprint, parking lot, and ramp with dimensions:

- EXISTING PARKING LOT
- NEW ADA RAMP
- 3'-0"
- 21'-0"
- 32'-2"
- 32'-7"
- 3'-0"
- 34'-7"
- 23'-6"
- 29'-2"
- 150'-0" LOT
- 50'-0" LOT
- #24 GRAIN HIGHWAY SOUTH
NO CHANGE TO BUILDING HEIGHT
- 1'-5" SET BACK

CRAIN HIGHWAY

LOCATION MAP

PROPERTY INFO

LEGEND

1 SITE PLAN
SCALE: 1" = 10'



ISSUED FOR PERMIT

OWNERSHIP :
SAGA INVEST LLC

OWNERSHIP ADDRESS :
780 ELK RIDGE LANDING RD
LINTHICUM HEIGHTS MD 21090

ADAM CARBALLO, ARCHITECT
MD LIC# 15709
443-745-1100

CLIENT :
SAGA INVEST, LLC

CONSTRUCTION TYPE :
Type 5B - Wood Ext Wall, Unprotected

IBC USE GROUP :
Type B (Mixed - Commercial / Residential)

 REVISIONS	PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 15709, EXPIRATION DATE 3/1/27/2019.
	CONTRACT DOCUMENTS HAVE BEEN PREPARED BY A LICENSED ARCHITECT FOR ARCHITECTURE DESIGN. MD Lic # 15709.



24 CRAIN HIGHWAY SOUTH
2 STORY W/ BASEMENT
DISTRICT - 05
ACCOUNT NUMBER - 14117800
ZONING -
PRIMARY STRUCTURE BUILT - 1910
PROPERTY LAND AREA - 7,500 AC
DEED REFERENCE - 32024/ 00101

NOT IN SCOPE

EXISTING
EXTERIOR PARTITION

ISSUED FOR PERMIT

0000-G=G1
TITLE SHEET & SITE PLAN
24 CRAIN HIGHWAY SOUTH
JOB # 18-184
JULY 2018

LETTER OF EXPLANATION

This letter explains the request for a sign variance at 24 Crain Hwy South, Glen Burnie, MD 21061. The proposed double-sided monument sign, which will be located at the front of the property facing Crain Hwy South as shown on the site plan, is 6 feet tall and 27.5 square feet. It will include a 3-foot by 6-foot electronic LED display and a 19"-foot by 6-foot address panel at the bottom. The sign will have a full aluminum base as per the drawing.

A variance is required because the property is in the Historic area of Glen Burnie, where electronic LED displays are not permitted without a variance, according to Article 18-3-301. We are also requesting permission for the sign to be 6 feet tall from grade to the top of the sign.

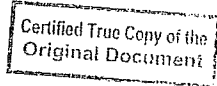
The 6-foot sign height was determined during an on-site meeting with Ms. Darian Beverungen, Senior Planner/Historic Site Planner, who agreed that this height would be appropriate given the trees, the neighbor's fence, and traffic flow.

Ms. Beverungen requested that the sign display meet specific requirements, which this design fulfills. The specific requirements for the electronic message board are as follows:

1. Full aluminum base:** The sign will have a full aluminum base.
2. Maximum brightness:** The maximum brightness will not exceed 10,000 nits during daylight hours and 500 nits during nighttime hours.
3. Display and content:** The display and content will not have any animation, flashing, moving, or scrolling. Videos are also prohibited.
4. Automatic brightness control:** The board will have automatic brightness control that adjusts based on ambient light levels.
5. Display screen interval:** There will be a minimum of 10 seconds between each display screen or message.
6. Colors:** The colors for both text and background will always be demure, meaning no fluorescent or bright colors.
7. Malfunction mode:** In the event of a malfunction, the electronic message board will automatically switch to a "fail to black" mode.

Thank You
Jerry Sterling
Pasadena Sign Company

EMERALD BAY ESCROW SERVICES, LLC
File No. 17-6318
Tax ID # 05-326-14117800



This Deed, made this 11th day of April, 2018, by and between Marian L. Scherer, by William N. Scherer, Jr., her Attorney-in-Fact, pursuant to a power of attorney recorded prior hereto, GRANTOR, and SAGA Invest LLC, GRANTEE.

Witnesseth

That in consideration of the sum of Three Hundred Sixty Thousand and 00/100 Dollars (\$360,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantee, in fee simple, all that lot of ground situate in the County of Anne Arundel, State of Maryland and described as follows, that is to say:

All that lot of ground situate, lying and being in the Fifth Election District of Anne Arundel County, State of Maryland being Lot No. Eleven (11), Block 29, as laid out on the Plat of Glen Burnie, recorded among the Land records of Anne Arundel County in Liber SH 35, folio 104 and described as follows:

BEGINNING FOR THE SAME on the northwest corner of Light Street Road and First Avenue South, running thence northwesterly along the northeast side of First Avenue South One Hundred Fifty (150) feet more or less to the southeast side of West Alley, running parallel to A Street, thence northerly along the Southeast side of said alley Fifty (50) feet more or less to the southwest corner of the second lot described in a deed to William F. Kuethe, dated September 7, 1915, recorded in Liber G.W. 133, folio 1, of the Land Records of Anne Arundel County, thence along the southwest line of said lot One Hundred Fifty (150) feet to the northwest side of light Street Road, thence along the northwest side of said Light Street Road Fifty (50) feet to the place of the beginning.

The improvements thereon being known and designated as No: 24 SW Crain Hwy., Anne Arundel County, Maryland.

Tax ID #: 05-326-14117800

BEING the fee simple property which, by Deed dated November 13, 2017, and recorded in the Land Records of the County of Anne Arundel, Maryland, in Liber 31646, Folio 210, was granted and conveyed by Marian L. Scherer unto Marian L. Scherer, life tenant with full powers, remainder to William N. Scherer, Jr., Lee R. Scherer, and Anita Scherer.

ALSO BEING the fee simple property which, by Deed dated June 22, 2016, and recorded in the Land Records of the County of Anne Arundel, Maryland, in Liber 29736, Folio 402, was granted and conveyed by Marian L. Scherer unto Marian L. Scherer, life tenant with full powers, remainder to William N. Scherer, Jr., Degrn E. Scherer, and Lee R. Scherer.

ALSO BEING the fee simple property which, by Deed dated August 30, 1961, and recorded in the Land Records of the County of Anne Arundel, Maryland, in Liber 1504, Folio 149, was granted and conveyed by Edward N.C. Bradley and Agnes Revell Bradley unto William N. Scherer and Marian L. Scherer, tenants by the entirety. And whereas, William N. Scherer having departed this life on or about May 26, 2016, thereby vesting title solely in Marian L. Scherer.

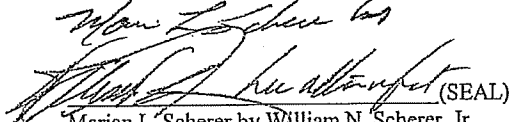
Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Saga Invest. LLC, in fee simple.

And the Grantor hereby covenants that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that she will warrant Specially the property hereby granted; and that she will execute such further assurances of the same as may be requisite.

In Witness Whereof, Grantor has caused this Deed to be properly executed and sealed the day and year first above written.




(SEAL)
Marian L. Scherer by William N. Scherer, Jr.,
Attorney-in-Fact


STATE OF MARYLAND
COUNTY OF ANNE ARUNDEL

} ss

I hereby certify that on this 11th day of April, 2018, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Marian L. Scherer by William N. Scherer, Jr., Attorney-in-Fact, the Grantor herein, known to me (or satisfactorily proven) to be the person whose name are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

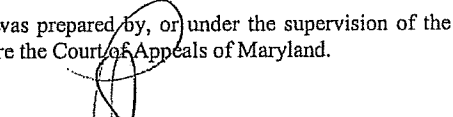
IN WITNESS WHEREOF, I hereunto set my hand and official seal.




Notary Public

My Commission Expires: 09-11-21

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.


Sofya Pokov, Esq.

AFTER RECORDING, PLEASE RETURN TO:
EMERALD BAY ESCROW SERVICES, LLC
4 PARK CENTER COURT
SUITE 200A
OWINGS MILLS, MD 21117

MARYLAND
FORM
WH-AR

Certification of Exemption from Withholding Upon
Disposition of Maryland Real Estate Affidavit of
Residence or Principal Residence

2018

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor Marian L. Scherer

2. Reasons for Exemption

Resident Status ☐ As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.

☐ Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence ☒ Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

Marian L. Scherer
Marian L. Scherer by AIF

Name

**Date

Signature

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

**Date

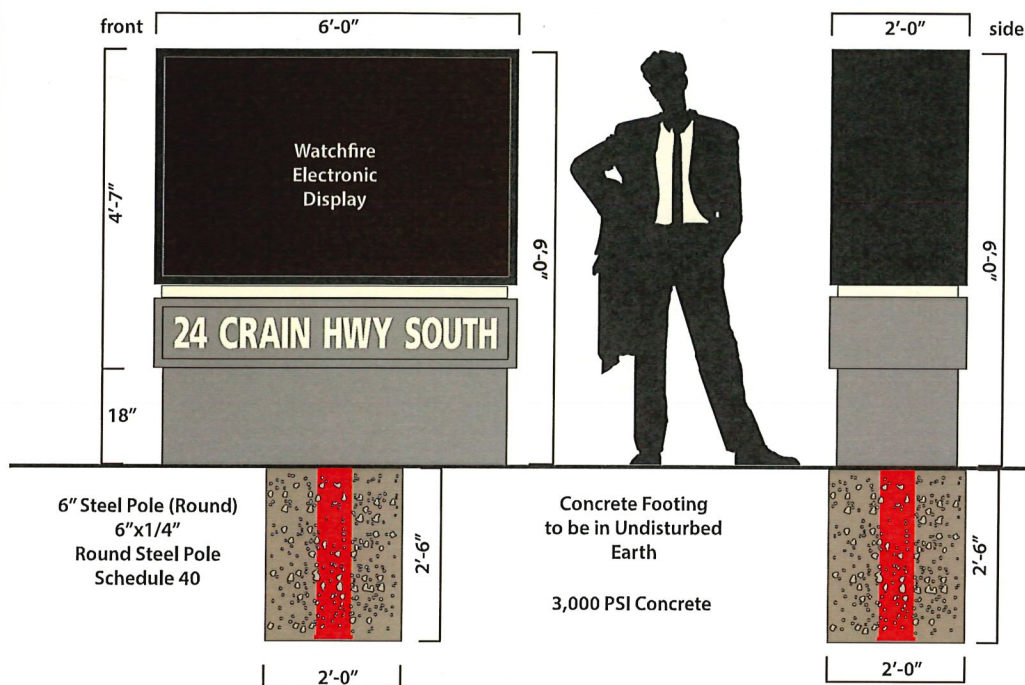
Title

** Form must be dated to be valid.

Note: Form is only valid if recordation occurs within 60 days of execution of this form.

Double Sided Monument with Digital Display Option B

Single ☒ Double Sided



A variance will be needed to Article 18-3-301 for this sign, as this a contributing property within the Glen Burnie Historic District.

The maximum brightness shall be set no greater than 10,000 nits during daylight hours and 500 nits during nighttime hours. There shall be no animation, flashing, moving, or scrolling of the display or content; videos are prohibited. There shall be an automatic brightness control dependent on ambient light levels. There shall be a minimum of 10 seconds between each display screen/message. Color of text and background shall be demure (i.e. no fluorescent/bright colors) at all times. The electronic message board shall have a "fail to black" mode in case there is a malfunction.



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client	Interworld	designer	Chris
sales exec.	Jerry Sterling	scale	nts
date	5 June 2025	revision	rev
file	Permit Drawing	prod. time	wks



6300 Arundel Cove Ave. Baltimore, Maryland 21226

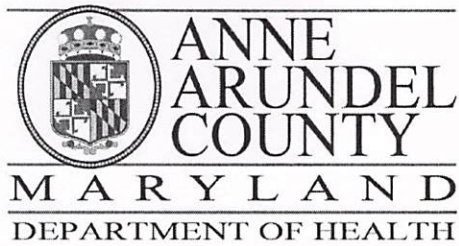
410-355-5400



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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: June 24, 2025

RE: SAGA INVEST, LLC.
24 SW Crain Hwy S.
Glen Burnie, MD 21061

NUMBER: 2025-0087-V

SUBJECT: Variance/Special Exception/Rezoning

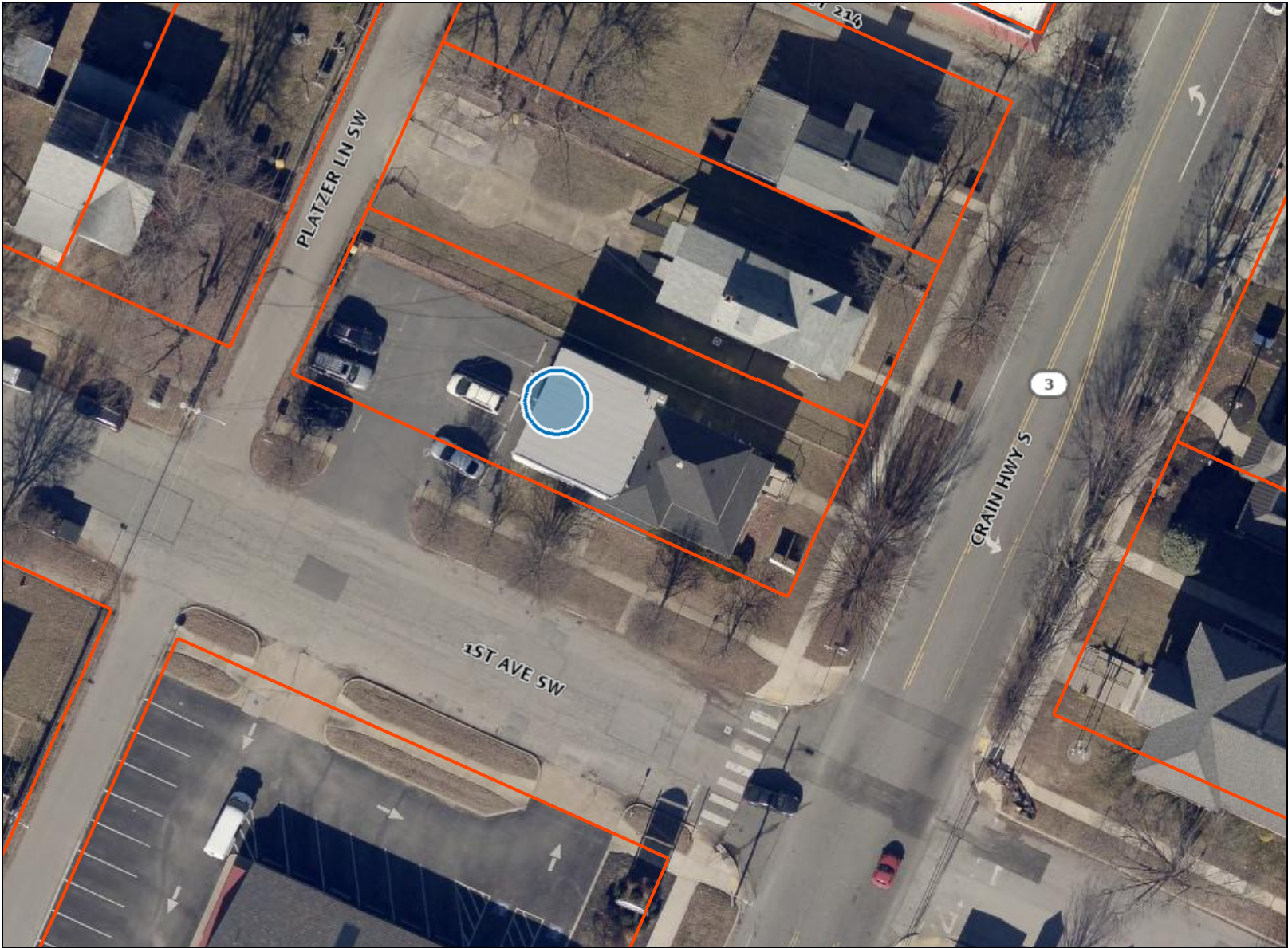
The Health Department has reviewed the above referenced variance to allow a freestanding monument sign with electronic message board on a property listed on the County Inventory of Historic Resources.

The Health Department has no objection to the above referenced variance request.

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

cc: Sterling Seay

24 Crain Highway SW



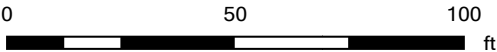
Legend

- Foundation
- Parcels
- Parcels - Annapolis City



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none



THIS MAP IS NOT TO BE
USED FOR NAVIGATION

Notes