

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


APPLICANT: Wal-Mart Real Estate Business Trust &
Colonial Associates, LLP

ASSESSMENT DISTRICT: 3rd

CASE NUMBER: 2025-0113-V

COUNCILMANIC DISTRICT: 3rd

HEARING DATE: September 11, 2025

PREPARED BY: Donnie Dyott Jr. 
Planner

REQUEST

The applicants are requesting a variance to allow identification signs with greater area than allowed on property located at 8107 Ritchie Highway in Pasadena.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of 16.89 acres of land and is identified as Parcel 868 in Block 22 on Tax Map 16. The property is zoned C3 – General Commercial District and is improved with an existing commercial building and parking area. This property lies entirely outside of the Chesapeake Bay Critical Area.

APPLICANT'S PROPOSAL

The applicants seek approval to construct five identification signs on the front facade totaling 465.09 square feet and one identification sign on the left facade totaling 298 square feet.

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 facade, the lesser of 10% of the area of the facade or 200 square feet. The applicants are proposing 465.09 square feet of facade signage on the front facade of the store and 298 square feet of facade signage on the left facade of the store, necessitating variances of 266 square feet and 98 square feet respectively.

AGENCY COMMENTS

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

FINDINGS

The property is developed as a business complex with a large commercial building and parking area. The Walmart 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.

The applicants' letter of explanation indicates that the sign proposal is part of a rebranding effort and the proposed signs will make the site consistent with Walmart corporate branding standards.

The current signage was the subject of a previously approved variance under case 2015-0182-V which allowed identification signs with greater sign area than allowed. The previous variance approval granted 1,218 square feet of signage on the front facade and 910 square feet of signage on the left side facade. While the proposed signage is similar in size and nature to the previously approved signs, the way signs are measured has changed since that time. Bill 15-25 (effective April 19, 2025) removed language from 18-3-304(a) How area is measured, which previously included material or color background as signage. Since that language has been removed, background color is no longer included, thereby reducing the square footage of the proposed signs.

The proposed signage on the left facade consists of one sign identifying the name of the store while the front facade of the building consists of five separate signs. The main sign includes the name of the store while the four other signs indicate the location of “Outdoor”, “Grocery & Home”, “Pickup” and “Pharmacy” areas of the store.

The variances are considered to be the minimum necessary to afford relief. The proposed signage is reasonable considering the size of the building façades and is similar to the signage granted under the previous variance. 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 variances to § 18-3-308(b)(2) of 266 square feet and 98 square feet to allow the applicants to construct identification signs totaling 466 square feet and 298 square feet on the front and left facades as shown on the site plan.

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.

Walmart Remodel - #5382-244

8107 Governor Ritchie Hwy., Pasadena MD 21122

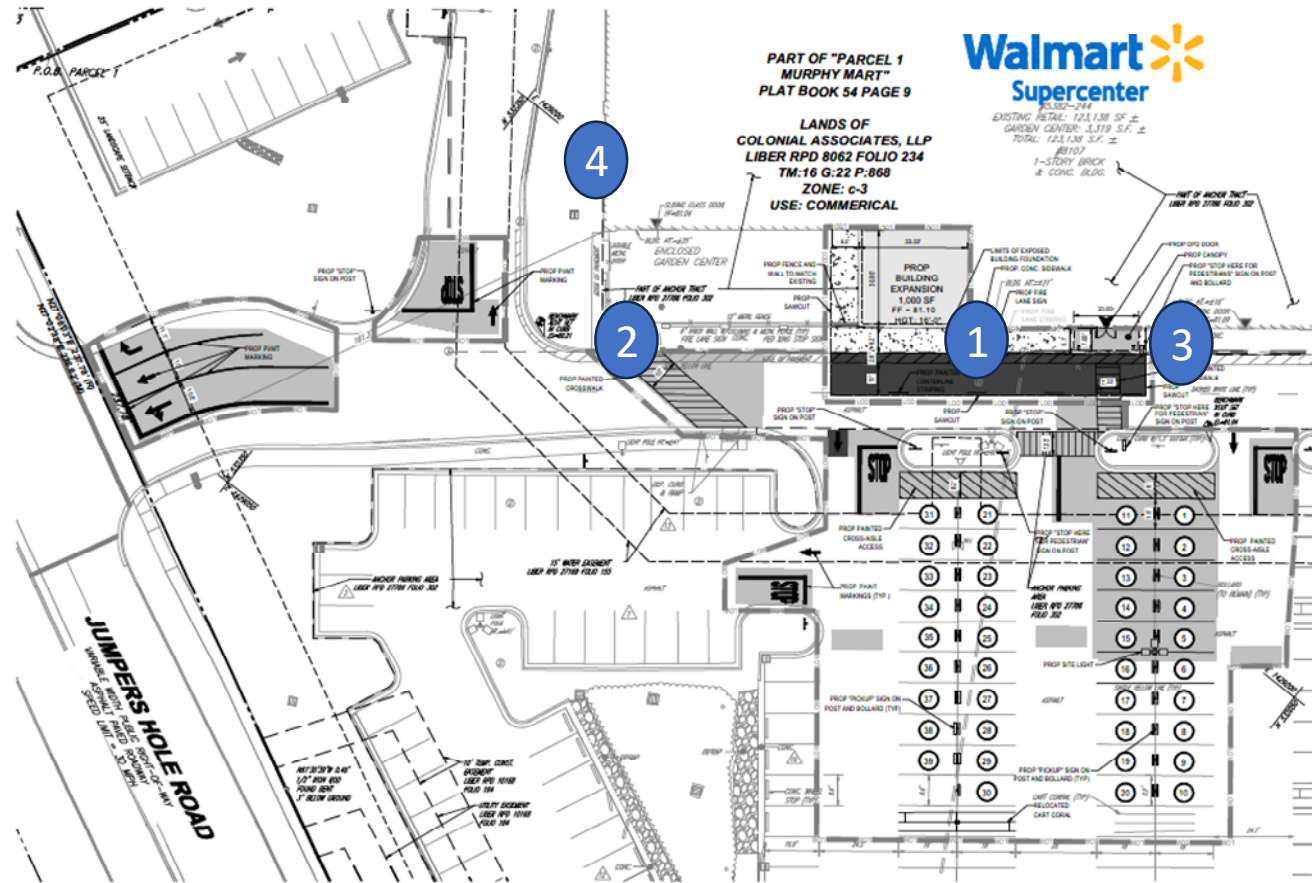
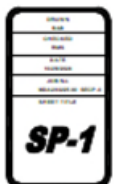
Existing Signage: Pages 2 - 11

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

BOHLER

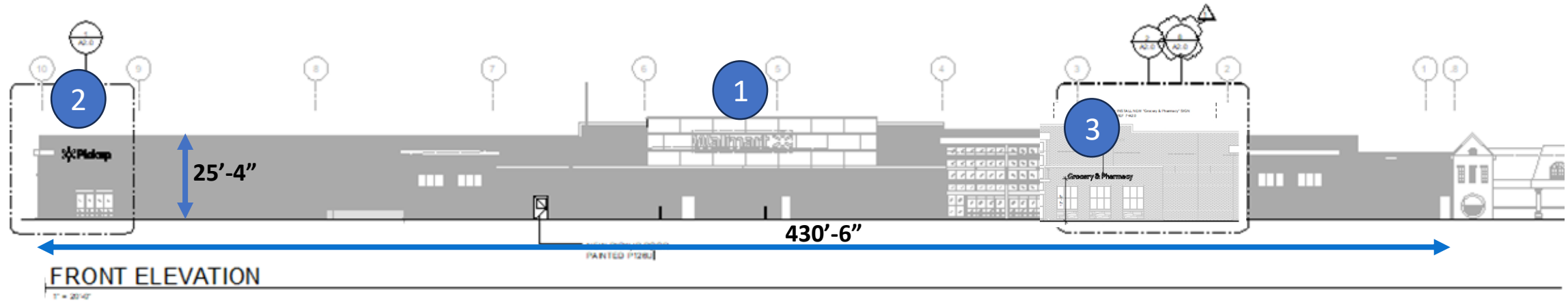
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204

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

B.R. ROWE

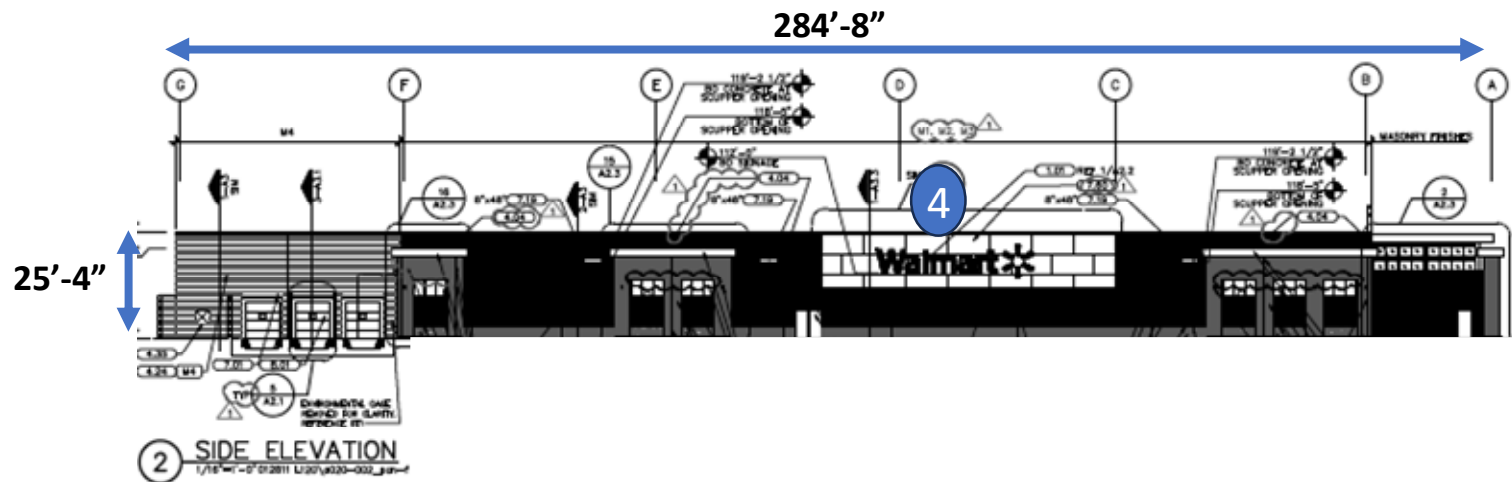
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 40808
PROFESSIONAL CERTIFICATION
I, BRANDON R. ROWE, HEREBY CERTIFY THAT
THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A DULY
LICENSED PROFESSIONAL ENGINEER UNDER
THE LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 40808, EX. DATE: 7/3/2025

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



Front Elevation Dimensions

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

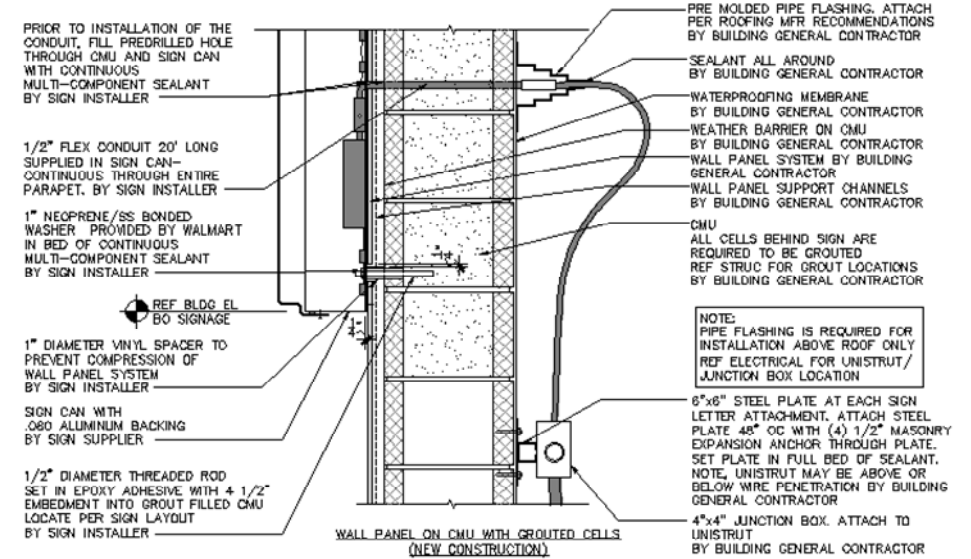
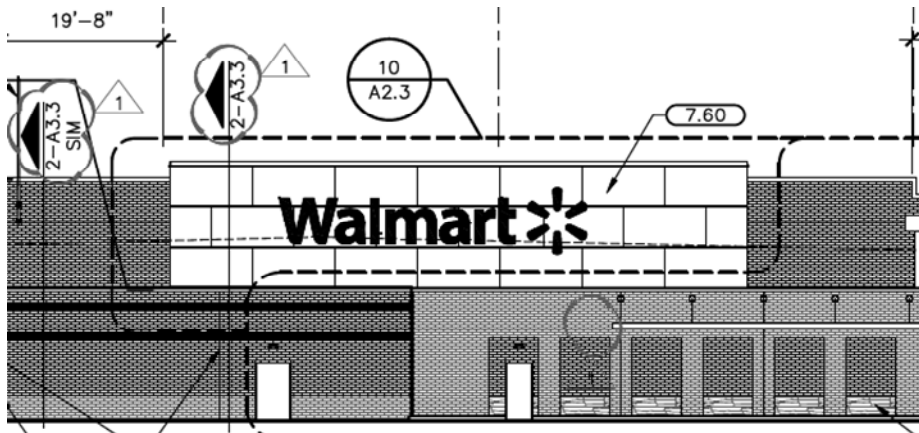


Walmart 5382 – 8107 Governor Ritchie Hwy., Pasadena MD 21122

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

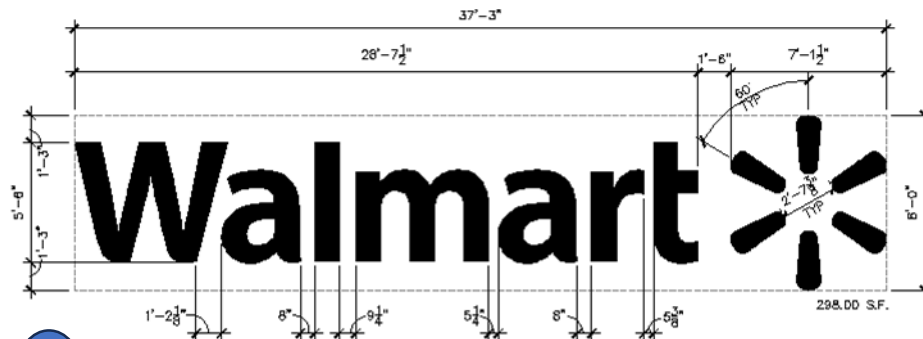
Walmart 5382 – 8107 Governor Ritchie Hwy., Pasadena MD 21122

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



1 SIGN ATTACHMENT

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

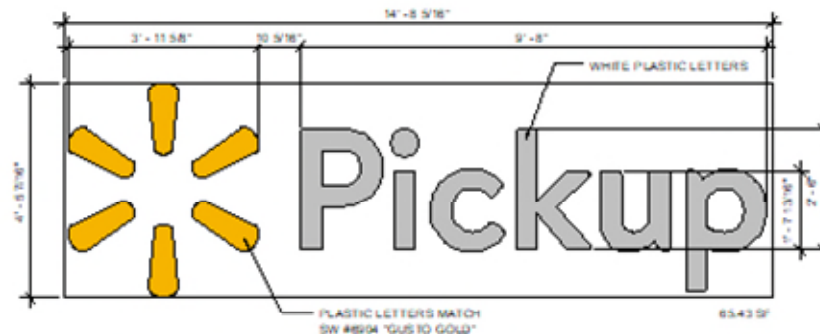
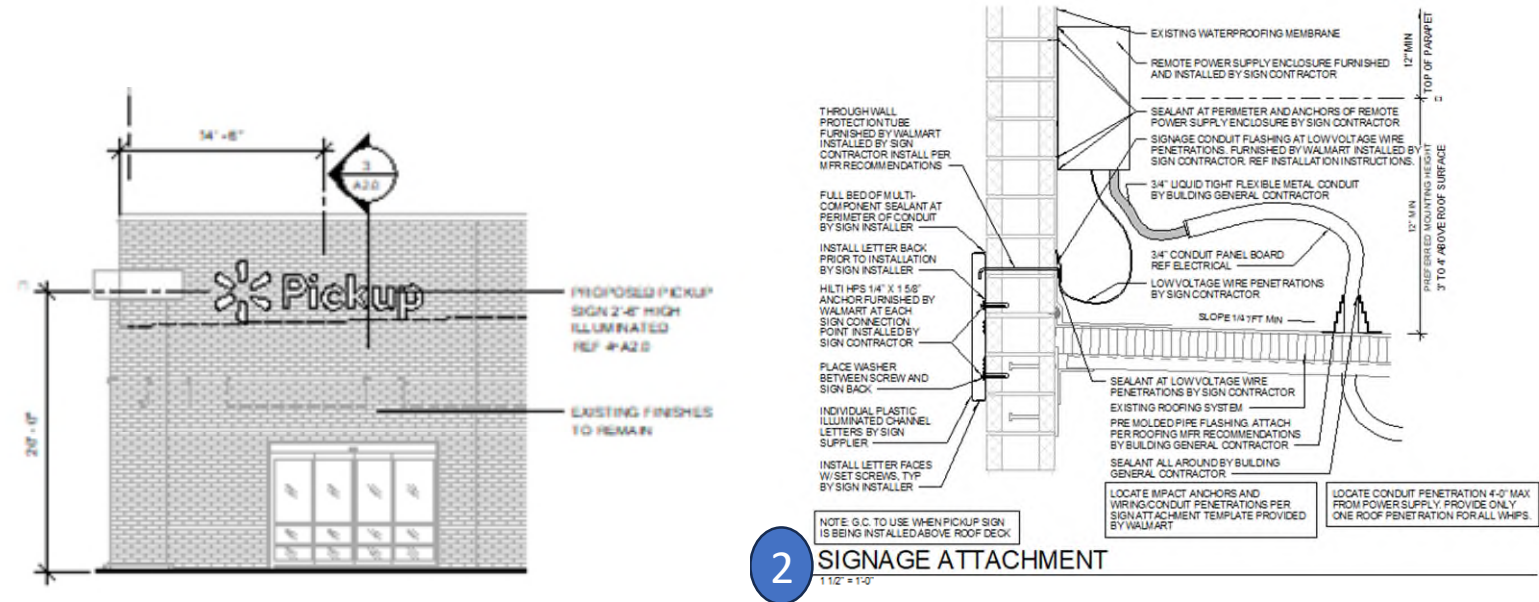


1 SIGNAGE

1/4"=1'-0" 112808 C:\022-001

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

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

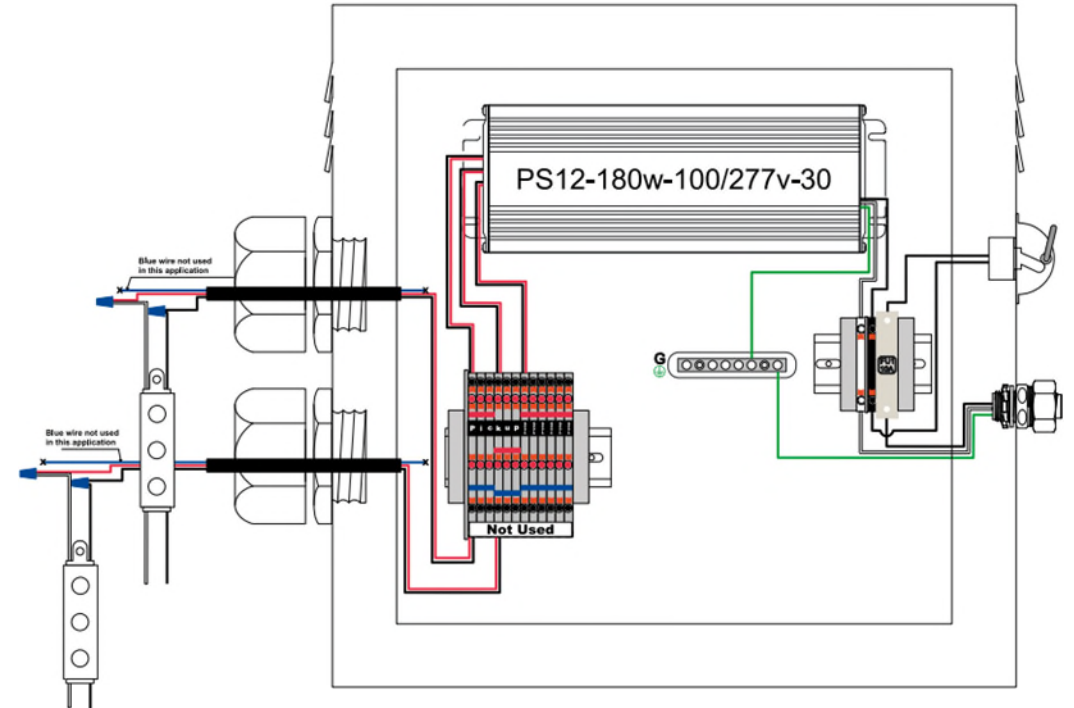


2 BUILDING PICKUP SIGNAGE 2'-6"

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



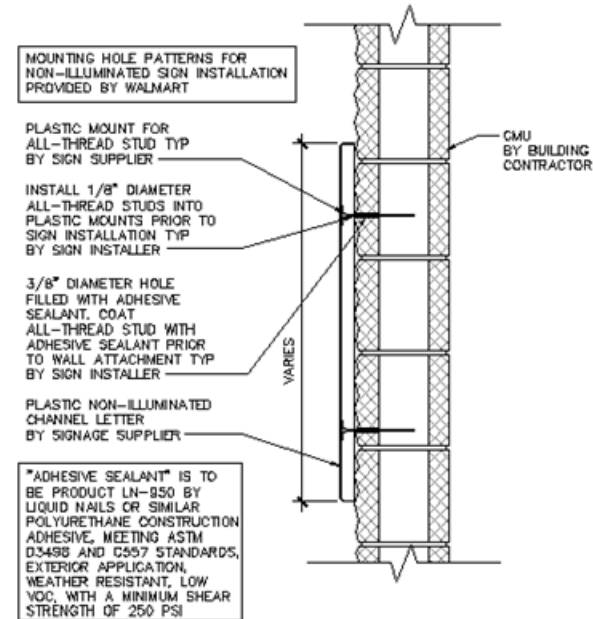
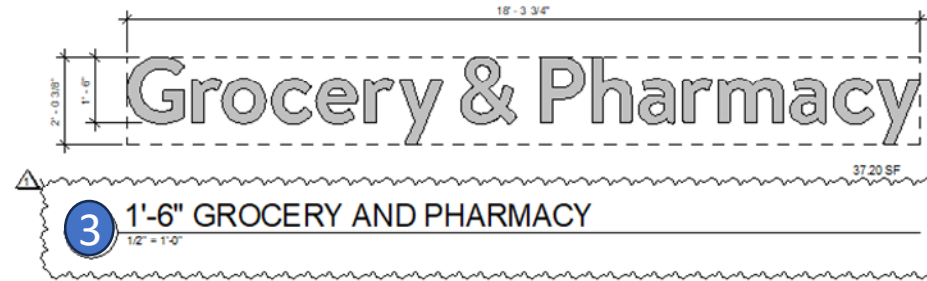
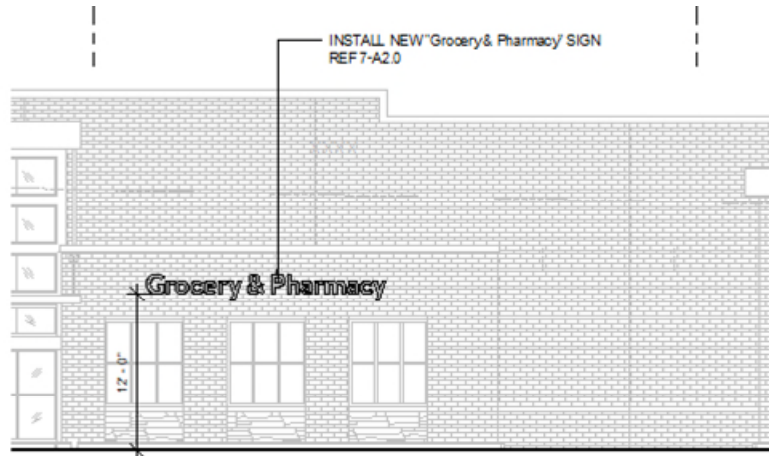
30" Formed Face LED Illuminated Channel Letters w/Logo

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

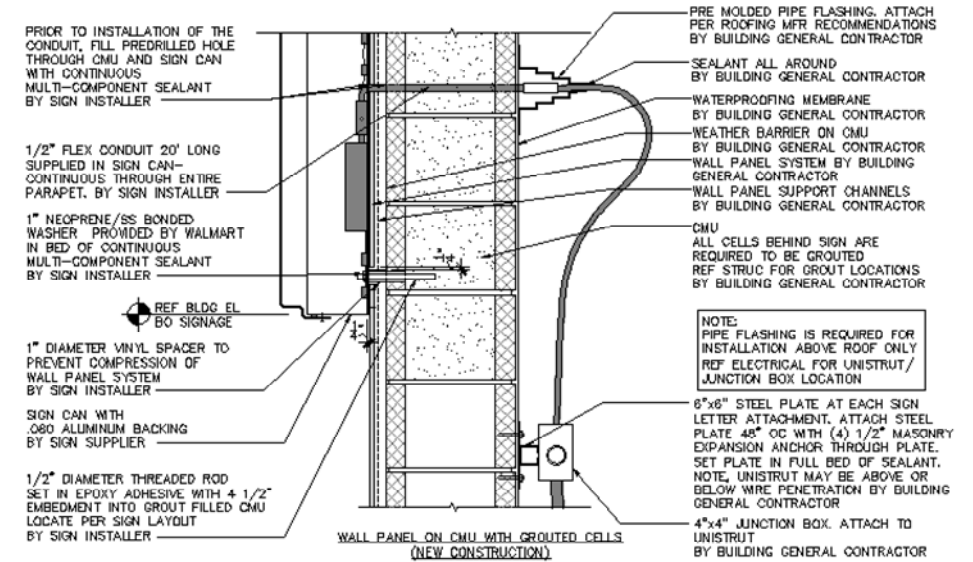
3 18" Grocery & Pharmacy – Non-Lit, Stud Mount (Front Elevation)



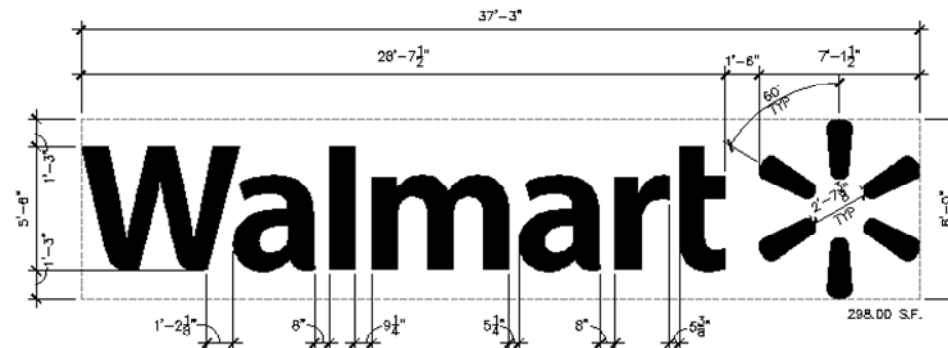
16 SIGN ATTACHMENT
1 1/2"=1'-0" 012910 C\p022-014a

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
NEW

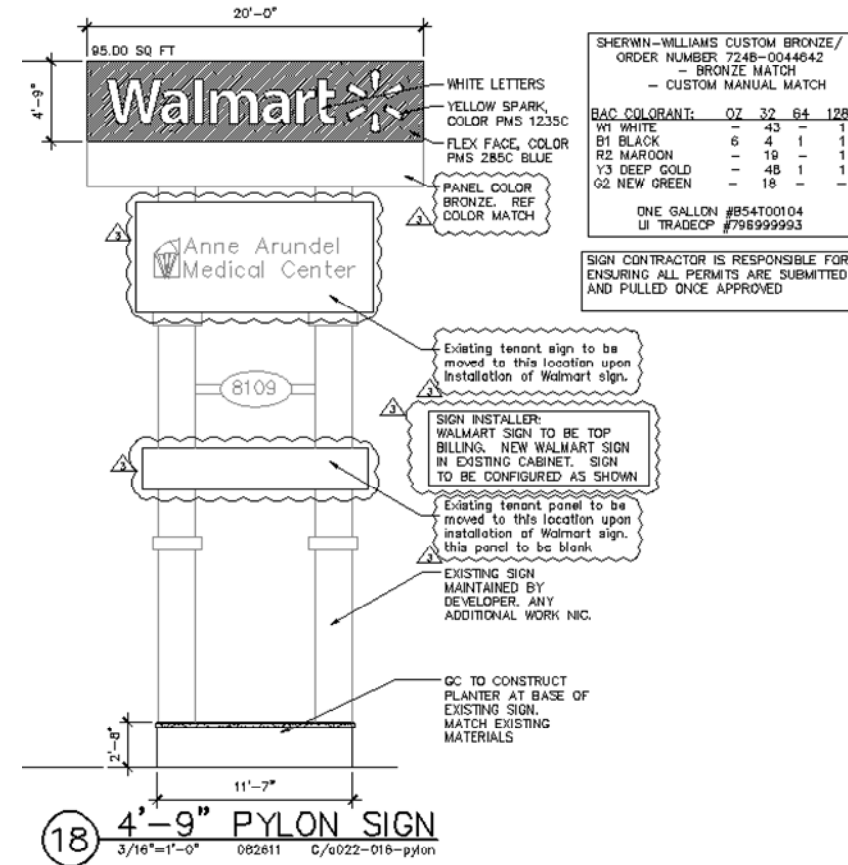


4 SIGNAGE
1/4"=1'-0" 112808 C:\022-001

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

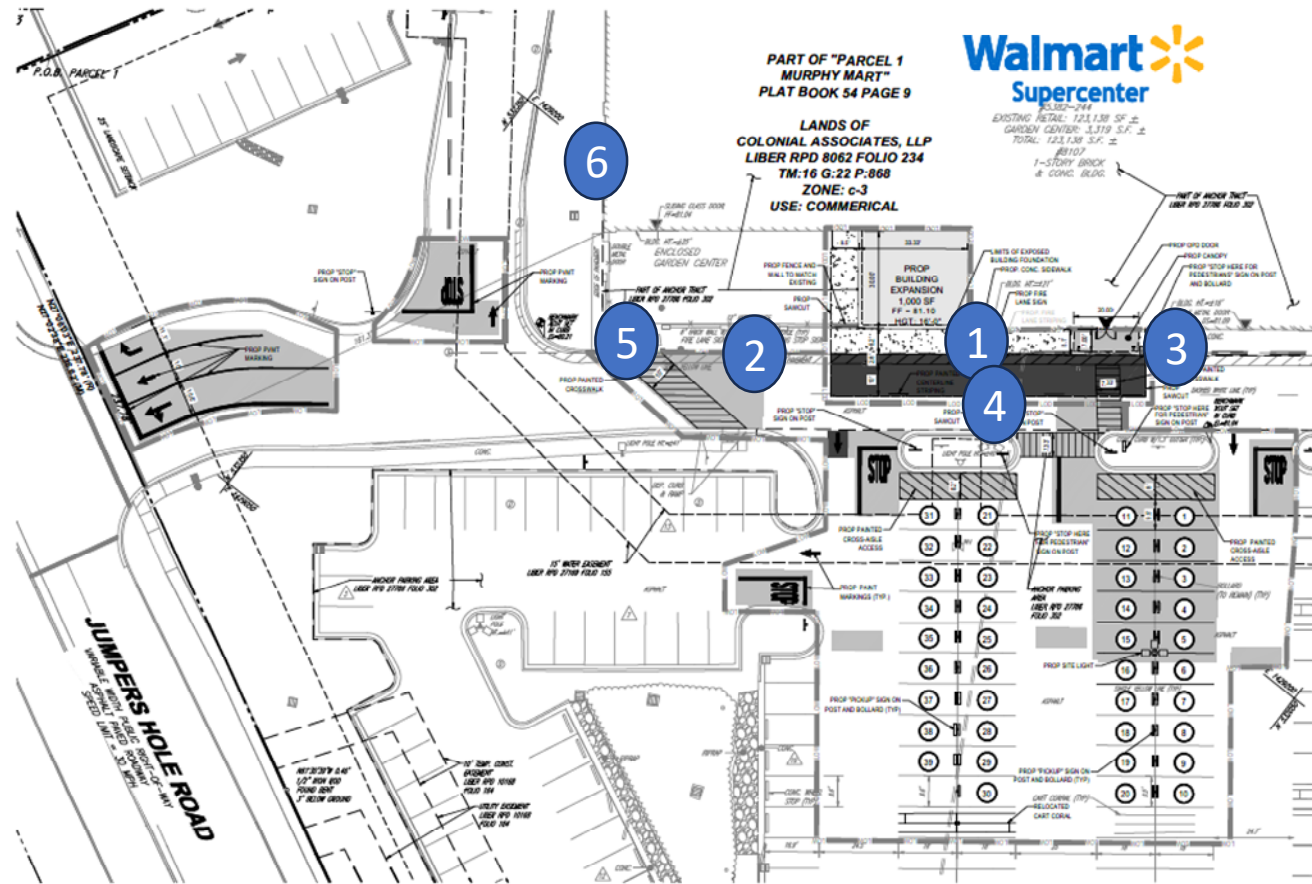
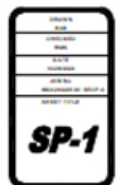
Tenant Ground Sign – Walmart Cabinet

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
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MD@BohlerEng.com



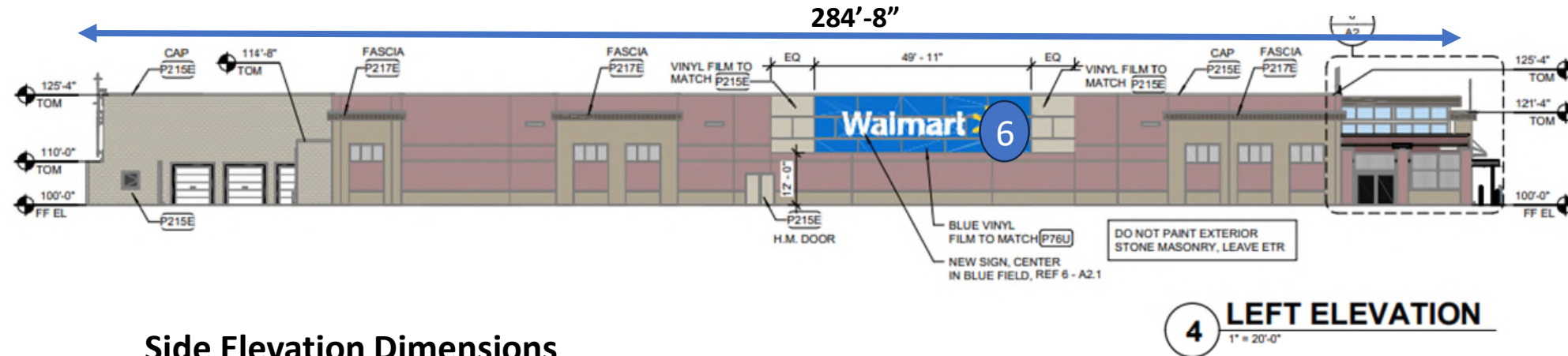
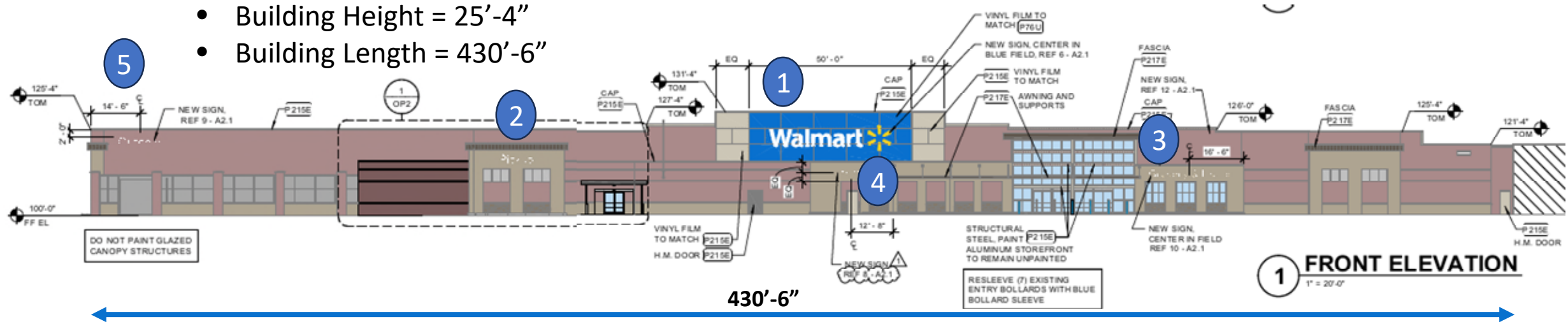
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Walmart 5382 – 8107 Governor Ritchie Hwy., Pasadena MD 21122

Front Elevation Dimensions

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



Side Elevation Dimensions

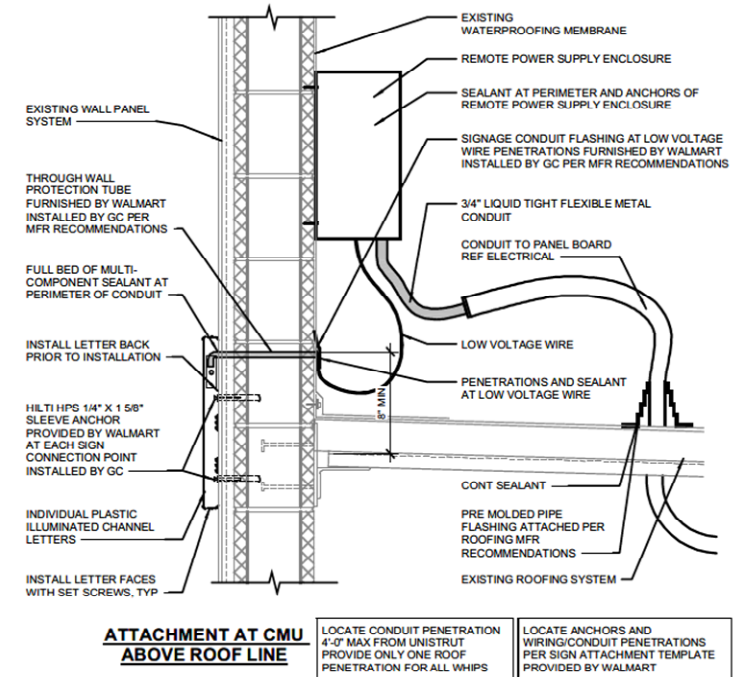
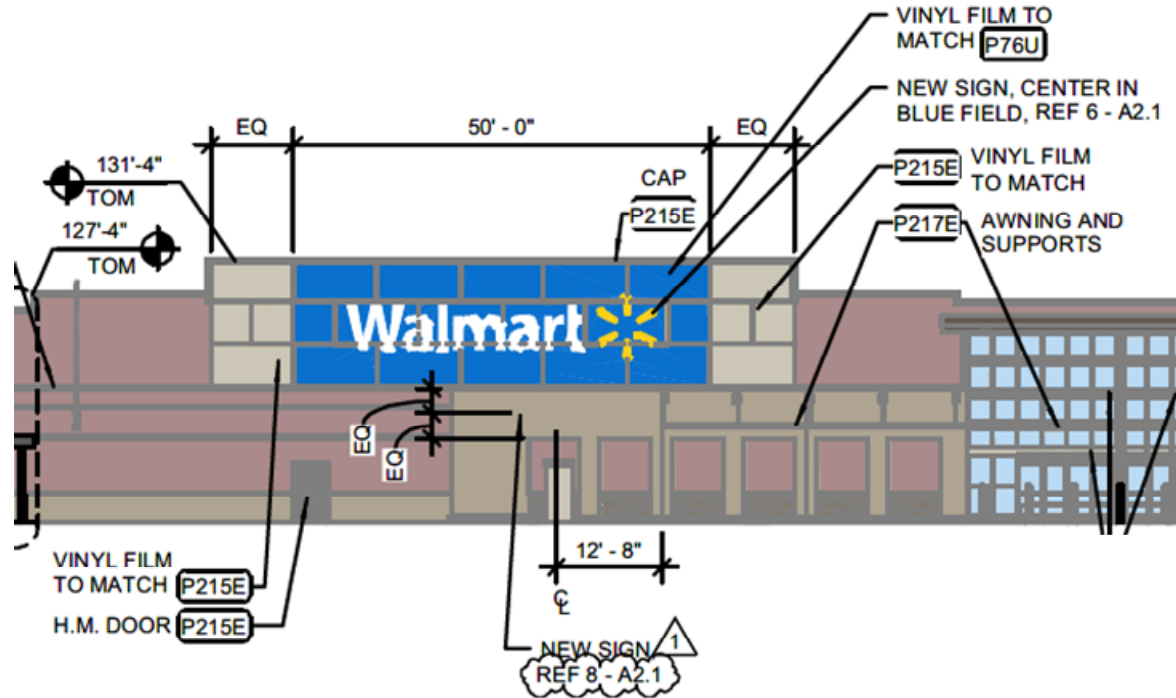
- Building Height = 25'-4"
- Building Length = 284'-8"

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

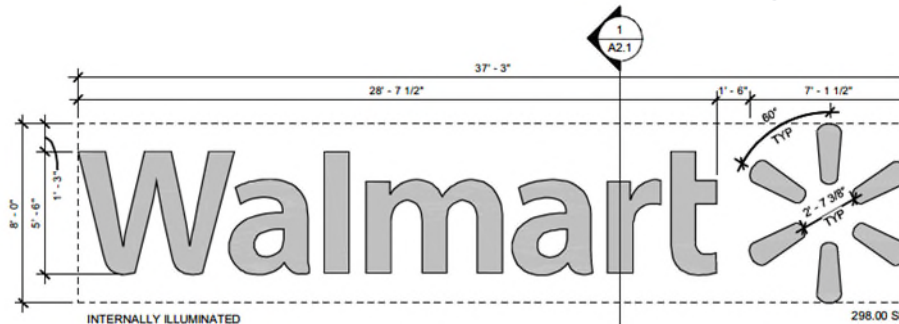
PROPOSED SIGNAGE SCHEDULE							
SIGNAGE LOCATION		QTY	LIGHTED	COLOR	SIZE	INDIVIDUAL AREA	TOTAL AREA
FRONT SIGNAGE							
1	Walmart	1	LED	WHITE	5'-6"	298.00 SF	298.00 SF
	* (spark)	1	LED	YELLOW			
2	Pickup	1	LED	WHITE	2'-6"	32.22 SF	32.22 SF
3	Grocery & Home	1	N/A	WHITE	2'-6"	84.95 SF	84.95 SF
4	Pharmacy	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

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

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



1 ILLUMINATED SIGNAGE ATTACHMENT

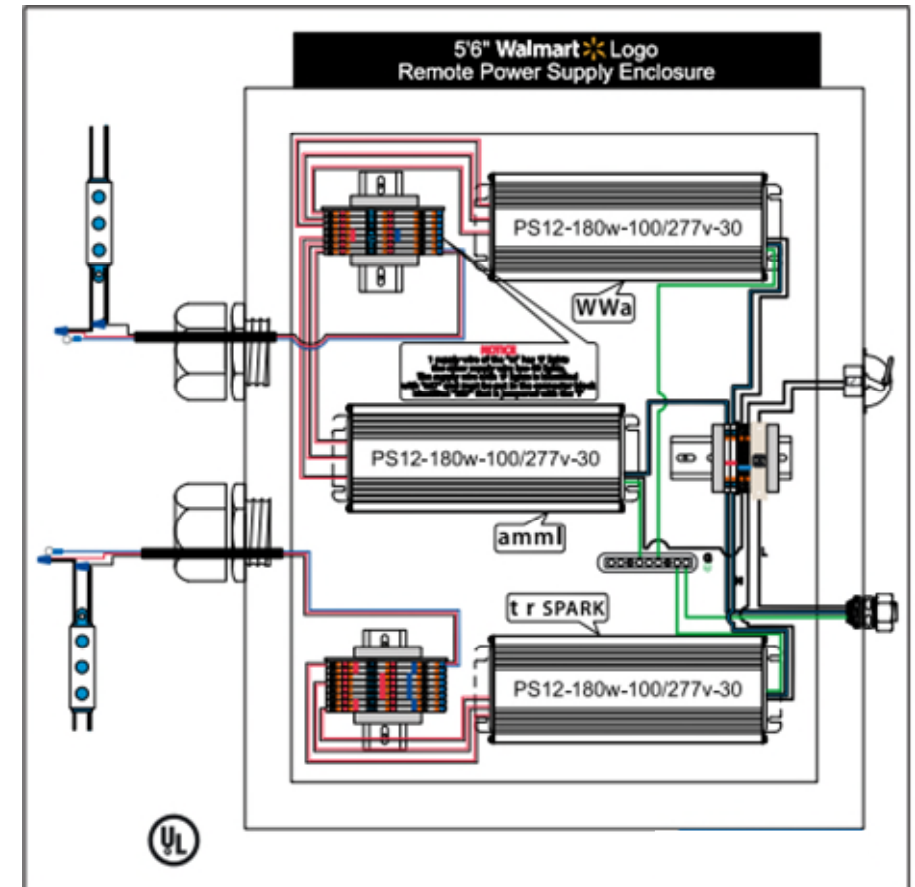


1 WALMART SIGN

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

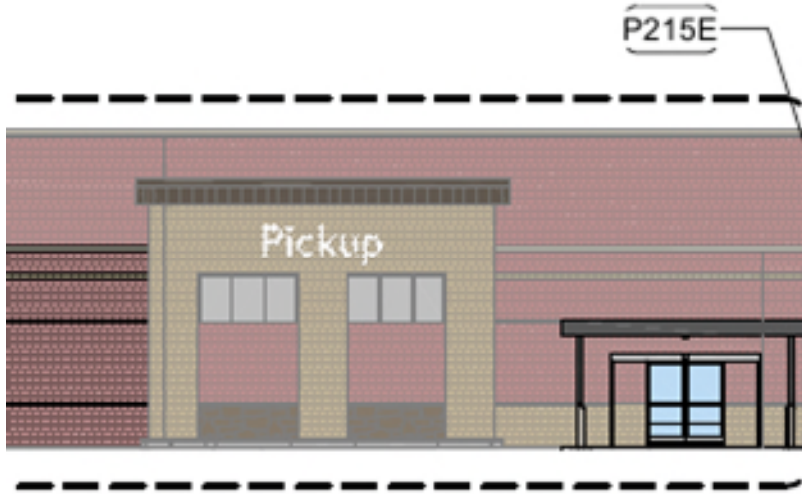
1 5'-6" Walmart Spark – Illuminated (Front Elevation)

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	108.8	0.951 A	0.412 A	10,400	3.7 MOD/SqFt
a	W3	42	126	57.1	0.499 A	0.216 A	5460	4.2 MOD/SqFt
l	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	0.499 A	0.216 A	5460	4.2 MOD/SqFt
r	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	4.073 A	1.752 A	3400 AVG.	4.02 AVG.



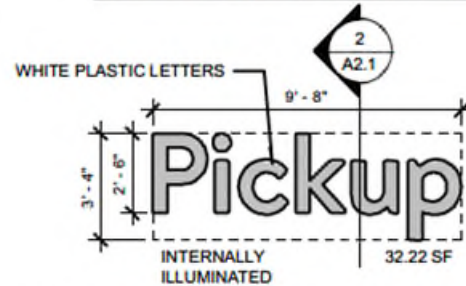
Walmart 5382 – 8107 Governor Ritchie Hwy., Pasadena MD 21122

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



NOTE TO SIGN INSTALLER:

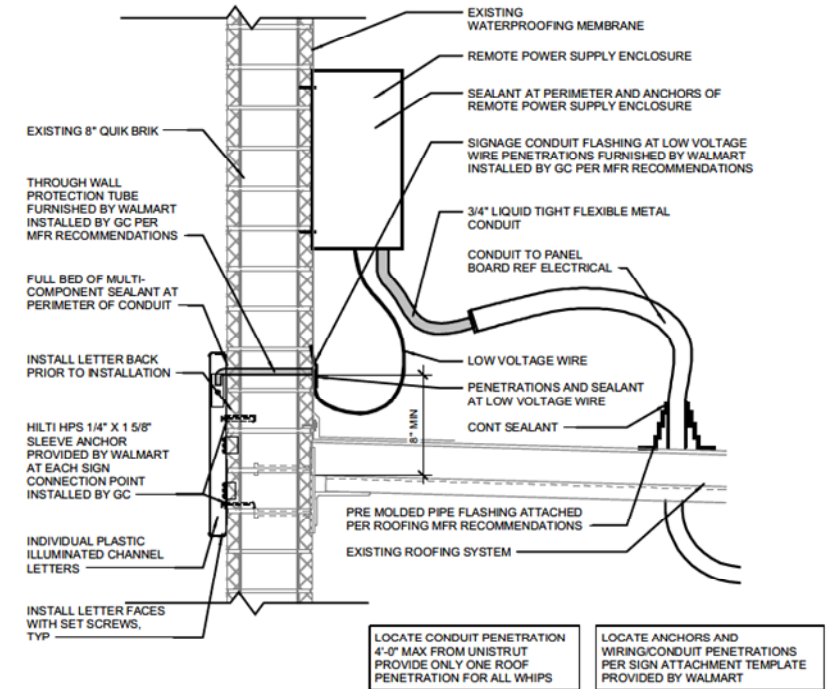
- A. ALL PRIMARY MOUNTING HOLES MUST BE UTILIZED
- B. IF MOUNTING THROUGH PRIMARY HOLE IS OBSTRUCTED BY REBAR, METAL STUDS, CHANNELS, OR OTHER MISC METAL, SEAL PRIMARY HOLE IN SIGN CAN AND MOUNT THROUGH THE NEAREST ALTERNATE MOUNTING HOLE
- C. PRIMARY HOLES ARE INDICATED WITH PREDRILLED HOLES



NOTE:
ALL SIGN PENETRATIONS ABOVE
ROOF LEVEL MUST BE A CLEAR
MINIMUM OF 8" ABOVE DECK

2 2'-6" PICKUP

1/4" = 1'-0"



2 SIGN ATTACHMENT AT QUIK BRIK

1 1/2" = 1'-0"

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

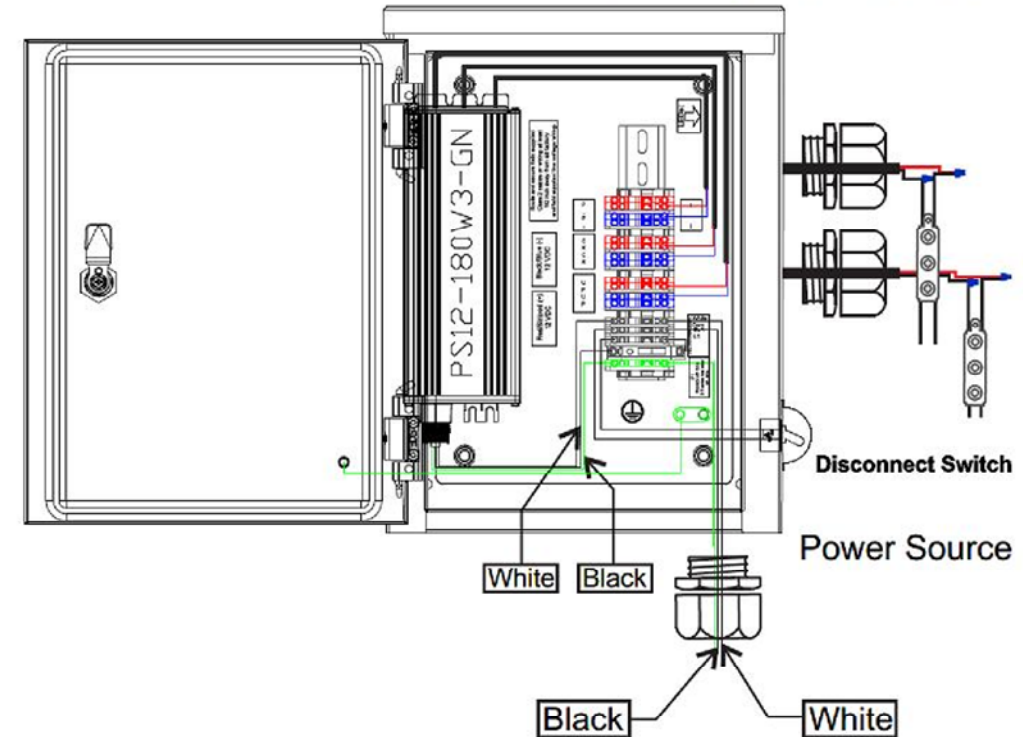
2 2'-6" Spark Pickup – Illuminated (Front Elevation)

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
Total	66	198	101.2	.92	NA	23.6

30" Formed Face LED Illuminated Channel Letters w/Logo

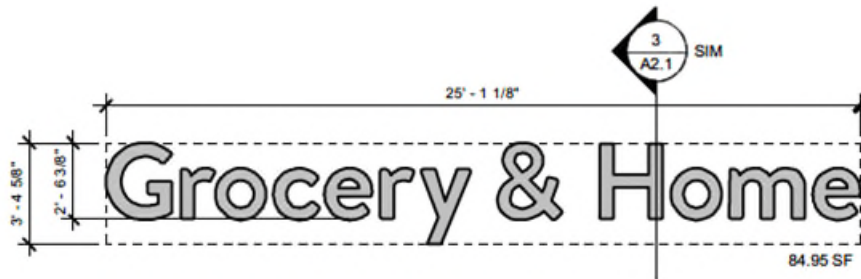
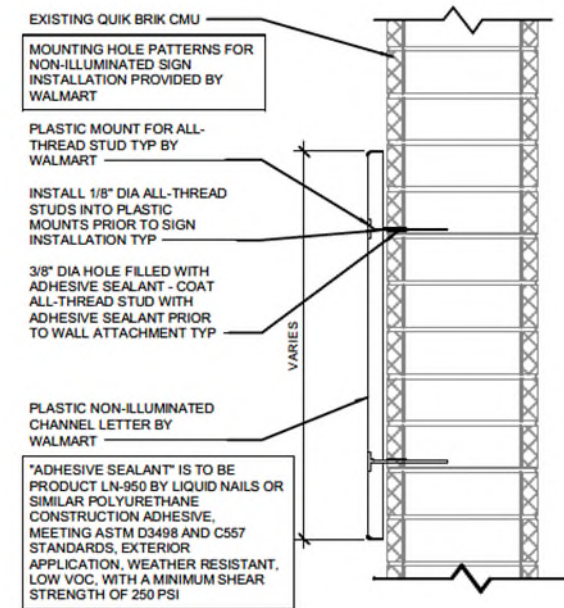
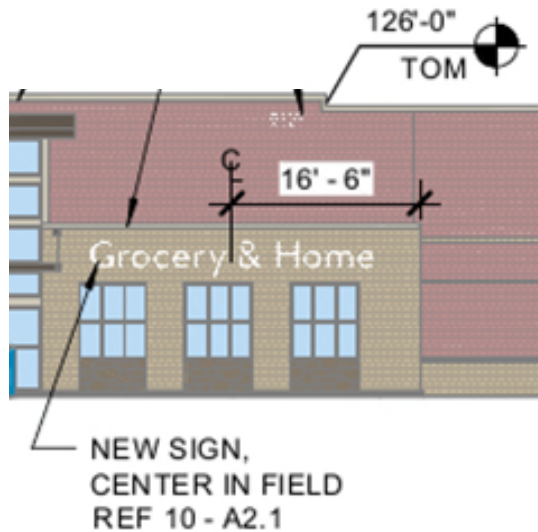
SCALE: 1"=1' 0"

- 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

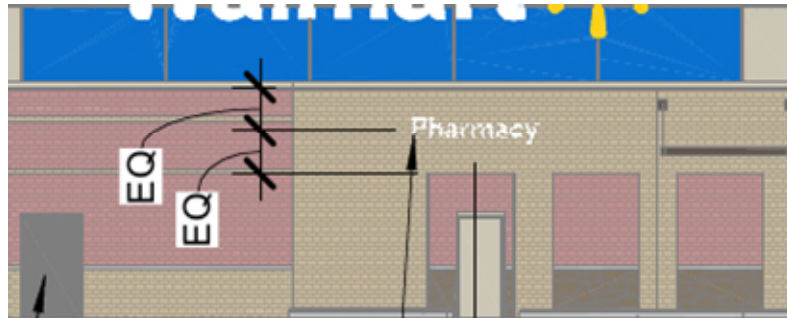
1/4" = 1'-0"

3 SIGN ATTACHMENT AT QUIK BRIK

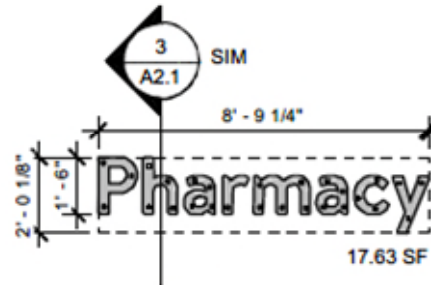
1 1/2" = 1'-0"

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

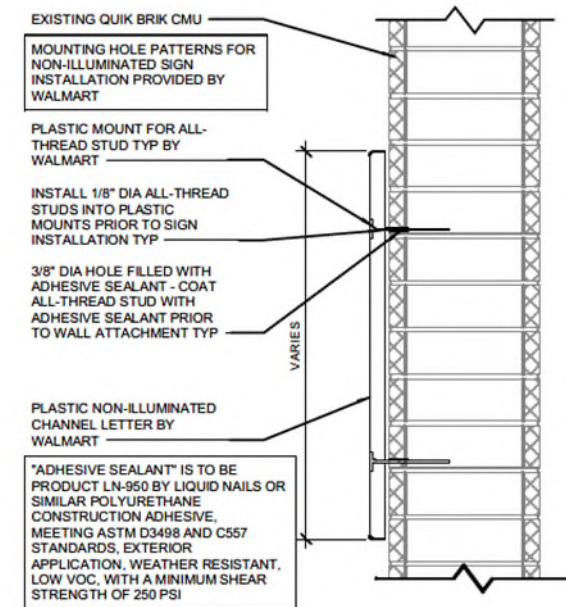
4 18" Pharmacy – Non-Lit, Stud Mount (Front Elevation)



NEW SIGN
REF 8 - A2.1

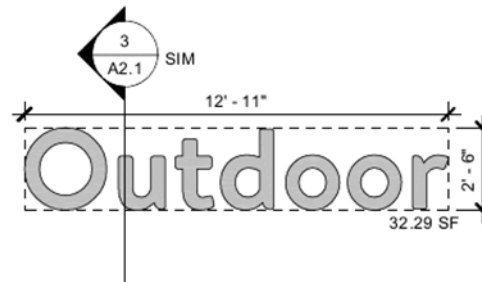
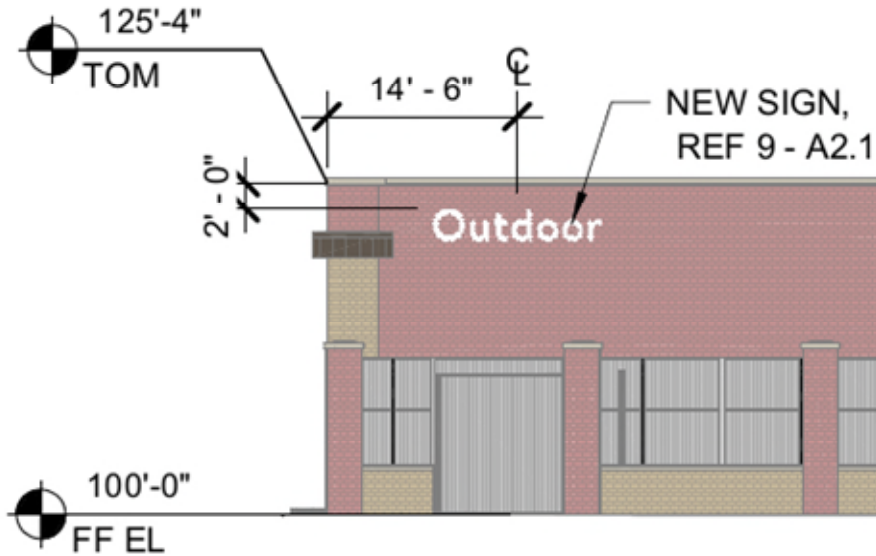


4 **1'-6" PHARMACY**
1/4" = 1'-0"



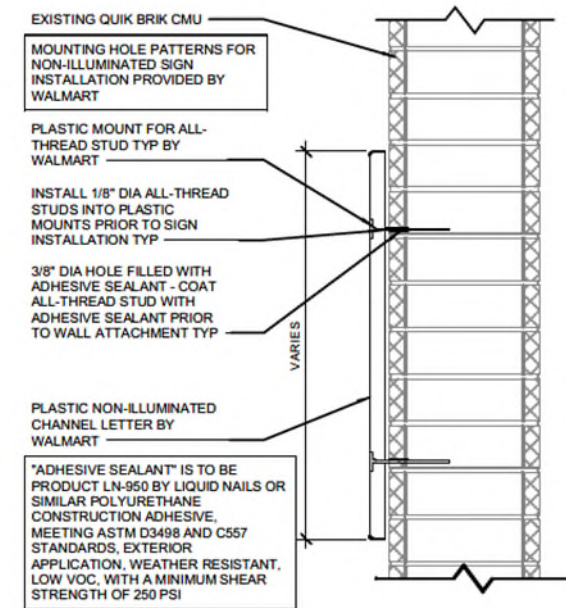
4 **SIGN ATTACHMENT AT QUIK BRIK**
1 1/2" = 1'-0"

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



5 2'-6" OUTDOOR

1/4" = 1'-0"

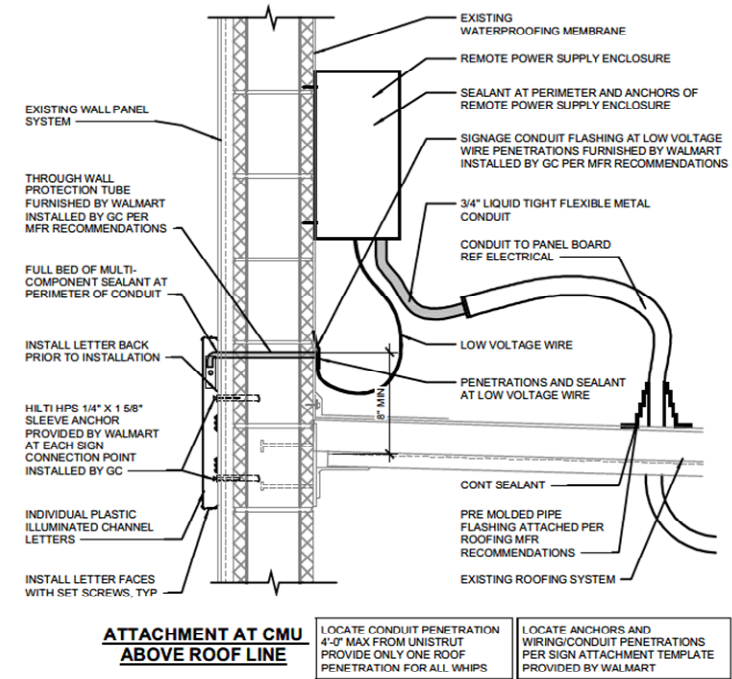
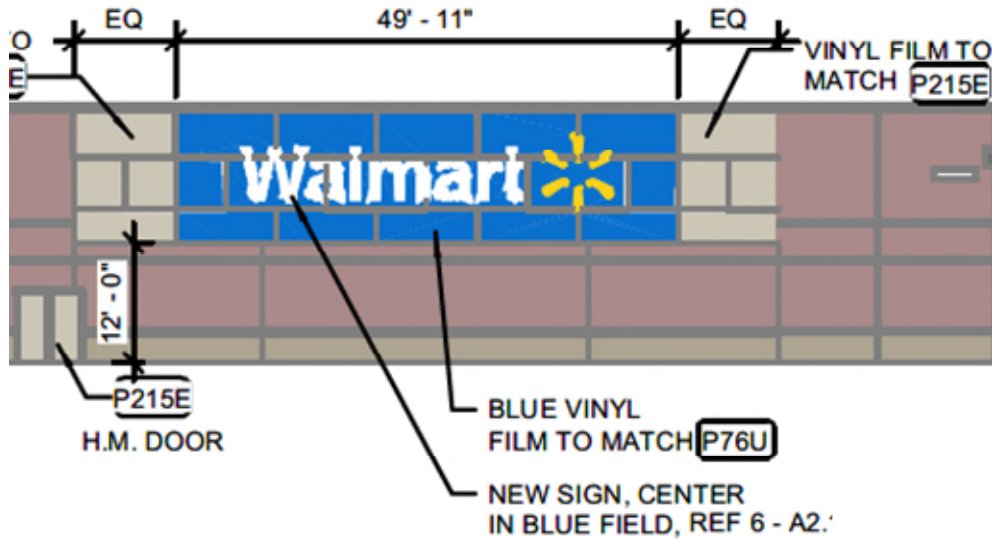


5 SIGN ATTACHMENT AT QUIK BRIK

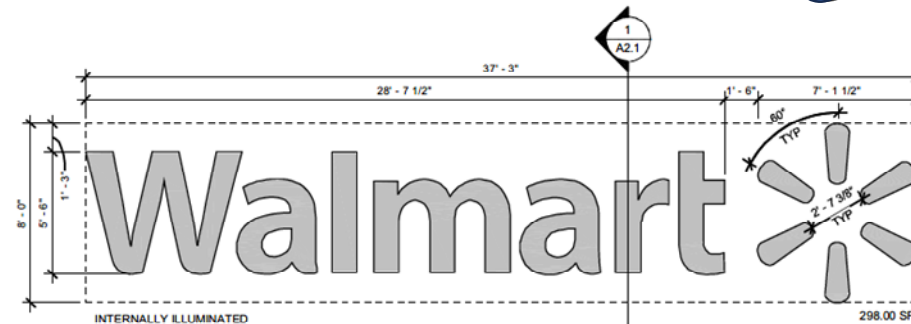
1 1/2" = 1'-0"

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

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



6 ILLUMINATED SIGNAGE ATTACHMENT

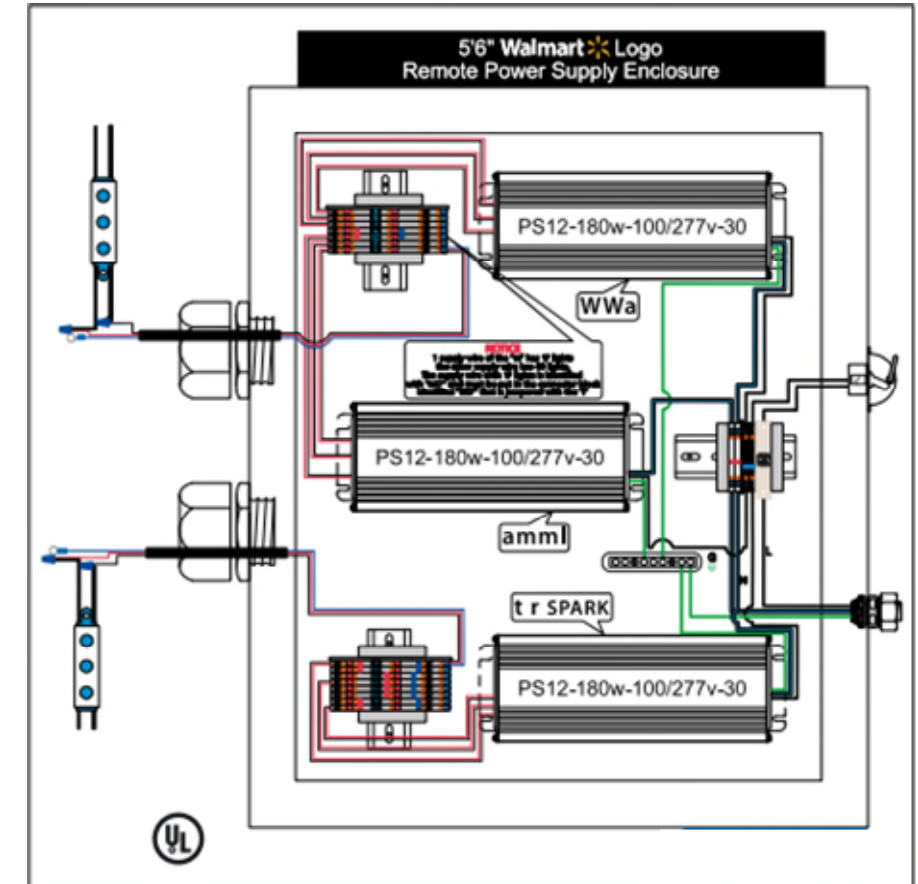


6 WALMART SIGN

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

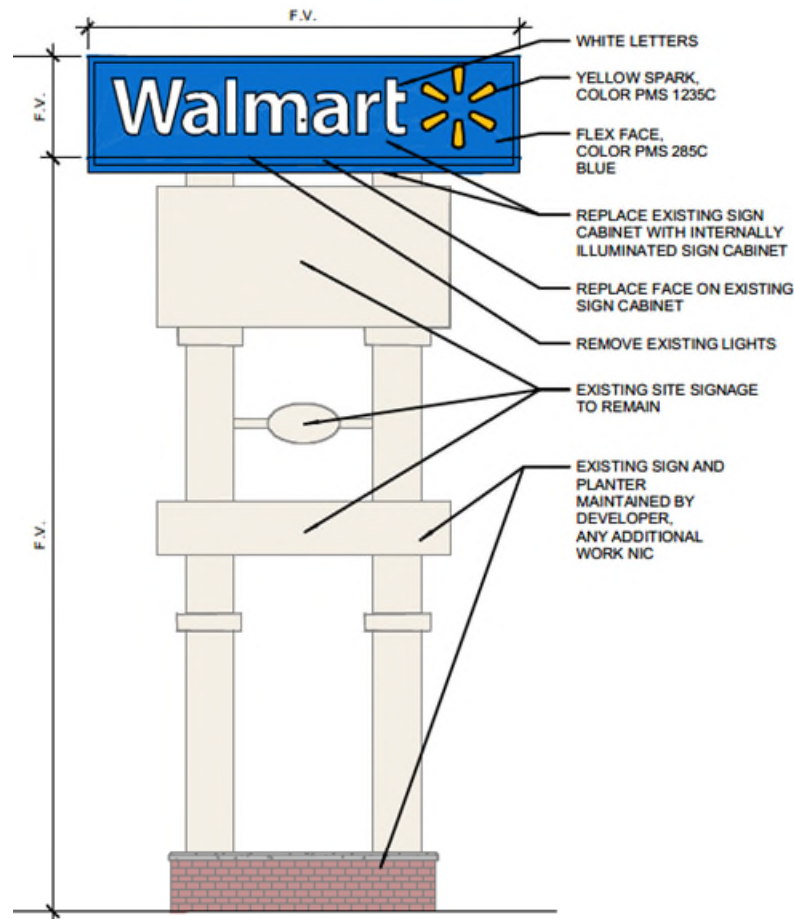
6 5'-6" Walmart Spark – Illuminated (Front Elevation)

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	5460	4.2 MOD/SqFt
l	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	0.499 A	0.216 A	5460	4.2 MOD/SqFt
r	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	4.073 A	1.752 A	3400 AVG.	4.02 AVG.



Tenant Ground Sign – Walmart Cabinet

Proposed Walmart Cabinet (Flex Faces)



NOTE:

- Will replace flex faces in the Walmart cabinet so they are pristine for the remodel project.

Dimensions per sign survey:

- Cabinet: 73" h x 192"
- Retainers: 4"
- Visual Opening: 65" h X 184"
- OAH: 390" (317" to bottom of WM Cabinet)

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

Please find revisions for B02435464,

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 298SF

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.,
TI

HIS IS SERVED A 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 LINGTHING. TOTAL
PROPOSED AREA OF SIGNAGE IS 250.84,
DECREADED FROM EXISTING SIGNAGE
SFOF 298.0 SF. THREFEFORE, 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
MEASUREMENT @ 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.21 PIN 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 (6)A2.1 AT 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
FACADE.

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 dark ink, appearing to read 'Pamela Chrysovergis', with a stylized, cursive script.

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

THIS DEED, made this 5th day of September, in the year one thousand nine hundred and ninety-seven, by and between Marcorp Associates One, a Pennsylvania Limited Partnership, Grantor, party of the first part, and Colonial Associates, LLP, a Maryland Limited Liability Partnership, Grantee, party of the second part.

WITNESSETH, that in consideration of the sum of THREE MILLION SIX HUNDRED SIXTY-SEVEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$3,667,500.00), the actual consideration paid or to be paid and other good and valuable considerations, the receipt of which is hereby acknowledged, the said party of the first part does grant and convey to the said party of the second part, its successors and assigns, in fee simple, all that lot of ground situate in Anne Arundel County, State of Maryland, and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Parcel #1 containing 36.8948 acres all as shown on Plat entitled "Amended Plat of Murphy Mart, Governor Ritchie Highway at Jumpers Hole Road", which Plat is recorded among the Land Records of Anne Arundel County in Plat Book No. 54, folio 9. The improvements being known as No. 8107 Governor Ritchie Highway

TOGETHER WITH the benefits set forth in that certain Agreement between Frank J. Nascone and Antoinette Nascone, Frank J. Zappala, Jr. and Maureen Zappala and Marcorp Associates One, Jacob L. Cardin and Land Builders Incorporated dated May 22, 1980 and recorded in Liber No. 3485, folio 517.

TOGETHER WITH the benefits of the easements set forth in that certain Agreement dated January 29, 1974 between Frank J. Nascone and Frank J. Zappala, Jr., Marcorp Associates One and G.C. Murphy Company recorded in Liber No. 2656, folio 332.

TOGETHER WITH the rights conferred in Agreement dated December 1, 1972 by and among Jacob L. Cardin, Frank J. Nascone and Frank J. Zappala, Jr. recorded in Liber No. 2546, folio 146.

FOR TITLE SEE: Deed dated December 1, 1972 and recorded among the Land Records of Anne Arundel County in Liber No. 2546, folio 142; Declaration of Trust dated May 1, 1973 and recorded as aforesaid in Liber No. 2600, folio 563 (Saving and Excepting Therefrom Deed dated March 19, 1973 and recorded as aforesaid in Liber No. 2673, folio 383). SEE ALSO Confirmatory Deed dated January 27, 1995 and recorded as aforesaid in Liber No. 6978, folio 333.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said party of the second part, its successors and assigns, in fee simple, subject to the legal operation and effect

OFF TO DATE 8 1.00
RECORDING FEE 25.00
RECORDING FEE 25.00
IN THE COUNTY 250.00
IN THE STATE 250.00
TOTAL 500.00

RECEIVED FOR TRANSFER

State Department of

Assessments & Taxation

for Anne Arundel County

5-10-97

9/16/97

ACCT. 3000-2177-6450
ALL FEES ARE PAID AS
9/16/97 ANNE ARUNDEL COUNTY
BY: [Signature]

of the Deed of Trust dated December 16, 1996 and recorded among the Land Records of Anne Arundel County, Maryland in Liber RPD No. 7713, folio 738 from the Grantor, as grantor, to Raymond G. Truitt and Jon M. Laria, Trustees for the benefit of Security Life of Denver Insurance Company, Beneficiary. The Grantee joins in the execution of this deed to evidence its assumption of the indebtedness evidenced by the Note secured by the Deed of Trust and the covenants, terms and conditions contained in the Deed of Trust on the part of the grantor thereof to be observed and performed. The Grantee agrees to be primarily liable for the payment of the debt evidenced by the Note and secured by the Deed of Trust and for the performance and observance of such covenants, terms and conditions of the Deed of Trust, all to the same extent as would be the case had the Grantee executed the Note as the original maker thereof and the Deed of Trust as the original grantor named therein as of the date of this Deed.

AND the said party of the first part hereby covenants that it has not done or suffered to be done any act, matters or thing whatsoever, to encumber the property hereby conveyed; that it will warrant specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of the said Grantor and Grantee.


WITNESS:

MARCONI ASSOCIATES ONE, a
Pennsylvania limited partnership

By: MM RETAIL, L.L.C., a Maryland
limited liability company, its
sole general partner

By: LAMAR ASSET MANAGEMENT
AND REALTY, INC., a
Delaware corporation, its
Manager

By:  (SEAL)
Cory D. Boss
Vice President

COLONIAL ASSOCIATES, LLP
By: Coles Limited Partnership
Partner
By: Irval, Inc., General Partner
By: 
Marc P. Blum, President

STATE OF MARYLAND, ^{CITY} COUNTY OF Baltimore: TO WIT:

I HEREBY CERTIFY, that on this 5th day of September, 1997, before me, a Notary Public for the state and county aforesaid, personally appeared CORY D. BOSS, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who acknowledged that he is the VICE PRESIDENT of LAMAR ASSET MANAGEMENT AND REALTY, INC., a Delaware corporation, Manager of MM RETAIL, L.L.C., a Maryland limited liability company, sole general partner of MARCOP ASSOCIATES ONE, a Pennsylvania limited partnership, and that he has been duly authorized to execute, and has executed, the foregoing instrument on behalf of the said entities for the purposes therein set forth, and that the same is its act and deed.

IN WITNESS WHEREOF, I have set my hand and Notarial Seal, the day and year first above written.

DAWN J. JENNETTE
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires June 22, 1999
Dawn J. Jenette
Notary Public

My commission expires on 6/22/99

STATE OF MARYLAND, COUNTY OF Baltimore: TO WIT:

I HEREBY CERTIFY, that on this 5th day of September, 1997, before me, a Notary Public for the state and county aforesaid, personally appeared Marc P. Blum, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who acknowledged that he is the President of Irval, Inc., General Partner of Coles Limited Partnership, Partner of Colonial Associates, LLP, and that he has been duly authorized to execute, and has executed, the foregoing instrument on behalf of the said entities for the purposes therein set forth, and that the same is its act and deed.

IN WITNESS WHEREOF, I have set my hand and Notarial Seal, the day and year first above written.

Jane Portney
Notary Public



My commission expires on June 1, 1998

This is to certify that the within instrument was prepared by or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

Stuart C. Resnick
Stuart C. Resnick, Esquire

Return To: Executive Title Group, Ltd., 2 Reservoir Circle, #202,
Baltimore, Maryland 21208
410-653-7150

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: ANNES ARUNDEL

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.

 (Type or Print in Black Ink Only—All Copies Must Be Legible)
 () Check Box if Addendum Intake Form is Attached.

1	Type(s) of Instruments	<input checked="" type="checkbox"/> Deed	<input type="checkbox"/> Mortgage	<input checked="" type="checkbox"/> Other (Specify): <u>ASSIGNMENT</u>	<input type="checkbox"/> Other			
		<input type="checkbox"/> Deed of Trust	<input type="checkbox"/> Lease	<input type="checkbox"/> <u>ASSIGNMENT</u>	<input type="checkbox"/> Other			
2	Conveyance Type Check Box	<input checked="" type="checkbox"/> Improved Sale	<input type="checkbox"/> Unimproved Sale	<input type="checkbox"/> Multiple Accounts	<input type="checkbox"/> Not an Arms-Length Sale (9)			
		<input type="checkbox"/> Arms-Length (1)	<input type="checkbox"/> Arms-Length (2)	<input type="checkbox"/> Arms-Length (3)	<input type="checkbox"/> Length Sale (9)			
3	Tax Exemptions (if Applicable)	<input type="checkbox"/> Recordation						
		<input type="checkbox"/> State Transfer						
City or Explain Authority: <u>County Transfer</u>								
4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only				
		Purchase Price/Consideration	\$3,667,500.00	Transfer and Recordation Tax Consideration				
		Any New Mortgage	\$	Transfer Tax Consideration	\$			
		Balance of Existing Mortgage	\$2,952,021.43	X () % =	\$			
		Other:	\$	Less Exemption Amount	=	\$		
		Other:	\$	Total Transfer Tax	=	\$		
		Recordation Tax Consideration	\$					
		X () per \$500 =	\$					
		Full Cash Value	\$	TOTAL DUE	\$			
5	Fees	Amount of Fees	Doc. 1	Doc. 2	Agent:			
		Recording Charge	\$ 20.00	\$ 75.00				
		Sortcharge	\$ 5.00	\$ 2.00	Tax Bill:			
		State Recordation Tax	\$25,673.50	\$	C.R. Credit:			
		State Transfer Tax	\$18,337.50	\$	Ag. Tax/Other:			
		County Transfer Tax	\$36,675.00	\$				
		Other:	\$	\$				
		Other:	\$	\$				
6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No. (1)	Granting Liber/Folio	Map	Parcel No.	Var. LOG	
			3-000-2177-8450	254/42 077				<input type="checkbox"/> (d)
		Subdivision Name	Lot (1a)	Block (2b)	Sect/Alt (3c)	Plat Ref.	Sq/Ft/Acreage (4)	
		ANNES ARUNDEL PLAT OF MURPHY MAP	1			54-9		
		Location/Address of Property Being Conveyed (2)						
		8107 GOVERNOR RITCHIE HIGHWAY						
		Other Property Identifiers (if applicable)						
		Water Meter Account No.						
		Residential <input type="checkbox"/> or Non-Residential <input checked="" type="checkbox"/> Fee Simple <input checked="" type="checkbox"/> or Grant Rent <input type="checkbox"/> Amount:						
		Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Description/Amount of Sq/Ft/Acreage Transferred:						
7	Transferred From	Doc. 1 - Grantor(s) Name(s)		Doc. 2 - Grantor(s) Name(s)				
		MARCORP ASSOCIATES ONE		MARCORP ASSOCIATES ONE				
		Doc. 1 - Owner(s) of Record, if Different from Grantor(s)		Doc. 2 - Owner(s) of Record, if Different from Grantor(s)				
8	Transferred To	Doc. 1 - Grantor(s) Name(s)		Doc. 2 - Grantor(s) Name(s)				
		COLONIAL ASSOCIATES, LLP		COLONIAL ASSOCIATES, LLP				
		New Owner's (Grantor) Mailing Address						
		233 1ST REDWOOD ST BALTIMORE MARYLAND 21202						
9	Other Names to Be Indexed	Doc. 1 - Additional Names to be Indexed (Optional)		Doc. 2 - Additional Names to be Indexed (Optional)				
				SECURITY LIFE OF IOWA INSURANCE COMPANY				
10	Contact/Mail Information	Instrument Submitted By or Contact Person						
		Name: <u>THUR C RESNICK</u>						
		Firm: <u>EXECUTIVE TITLE GROUP, LTD.</u>						
		Address: <u>2 RESERVOIR CIRCLE, #202</u>						
		BALTIMORE, MD. 21208 Phone: (410) 653 7150						
<input checked="" type="checkbox"/> Return to Contact Person <input type="checkbox"/> Hold for Pickup <input type="checkbox"/> Return Address Provided								
11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER								
Assessment Information	Yes	No Will the property being conveyed be the grantor's principal residence?						
	Yes	No Does transfer include personal property? If yes, identify:						
	Yes	No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).						
Assessment Use Only - Do Not Write Below This Line								
Transfer Number: <u>9789</u>		Date Received: <u>9-16-97</u>		Assessed Property No.				
TXC	TXC	TXC	TXC	TXC	TXC			
LAND	LAND	LAND	LAND	LAND	LAND			
Buildings	Buildings	Buildings	Buildings	Buildings	Buildings			
Total	Total	Total	Total	Total	Total			
REMARKS:								
 #3-000-21778450								
Distribution: White - Clerk's Office Green - SDAT Pink - Office of Finance Gold - Recorder AOC CC-002 (8/91)								

Authorization to Represent Property Owner

I/WE, Wal-Mart Real Estate Business Trust
(name of property owner)

WITH REGARDS TO CASE NUMBER (YYYY-0XXX-V/R/S)

DO HEREBY APPOINT
Pamela Chrysovergis, Capital Site Lighting LLC
(name of person authorized to testify)

TO REPRESENT ME/US AT THE HEARING SCHEDULED FOR

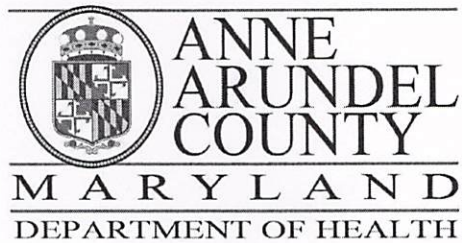
(date of hearing)

AND TO SPEAK FOR ME/US WITH FULL AUTHORITY AS I/WE WAS/WERE PRESENT.

Mark Richardson
Signature

MARK RICHARDSON
Printed Name

5/24/2025
Date




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 30, 2025

RE: Shipley Homestead Partners LLC
2661 Riva Road
Annapolis, MD 21401

NUMBER: 2025-0113-V

SUBJECT: Variance/Special Exception/Rezoning

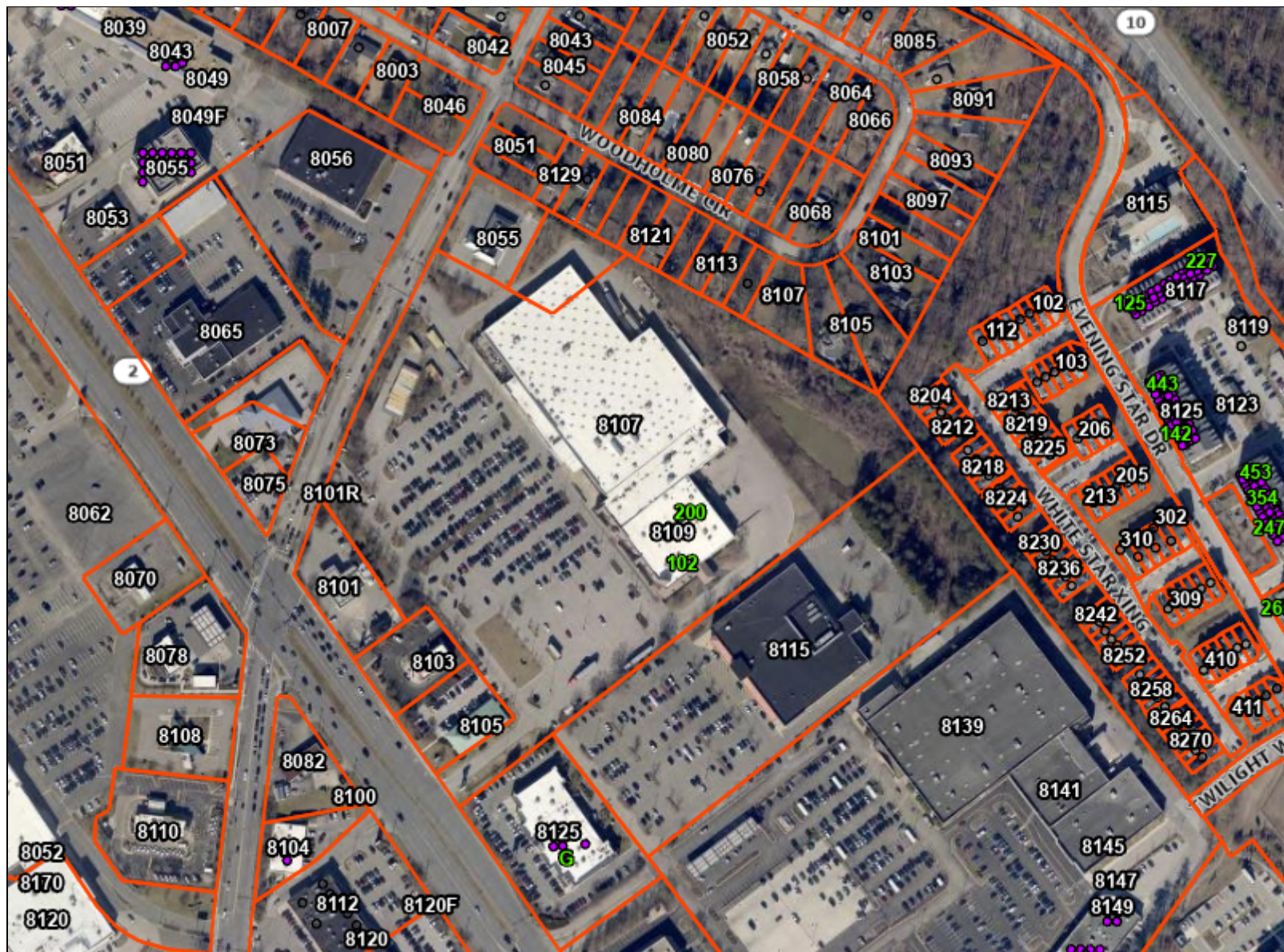
The Health Department has reviewed the above referenced variance to allow a greater number of signs with a greater than allowed.

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

Map Title



Legend

Foundation

Addressing



Parcels



Parcels - Annapolis City



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.

none



A horizontal scale bar with a black background and white markings. The bar is divided into four equal segments by three white vertical lines. The first segment is labeled '0' at its left end, the second segment is labeled '400' at its right end, and the third segment is labeled '800' at its right end. The unit 'ft' is written at the far right end of the bar.



THIS MAP IS NOT TO BE
USED FOR NAVIGATION

Notes

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

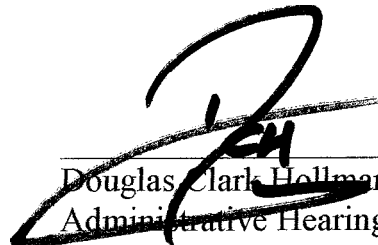
PURSUANT to the notice, posting of the property, and public hearing and in accordance with the provisions of law, it is this **7th day of October, 2015**,

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

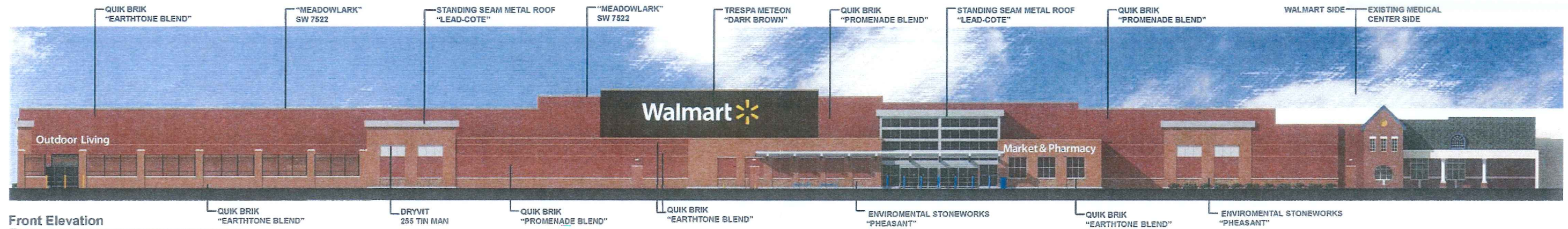
NOTICE TO APPLICANT

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.

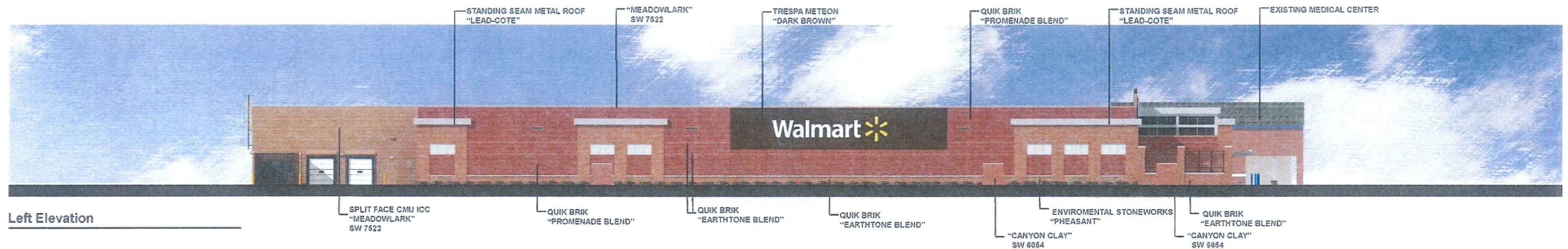
Any person, firm, corporation, or governmental agency having an interest in this Decision and aggrieved thereby may file a Notice of Appeal with the County Board of Appeals within thirty (30) days from the date of this Decision.

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.

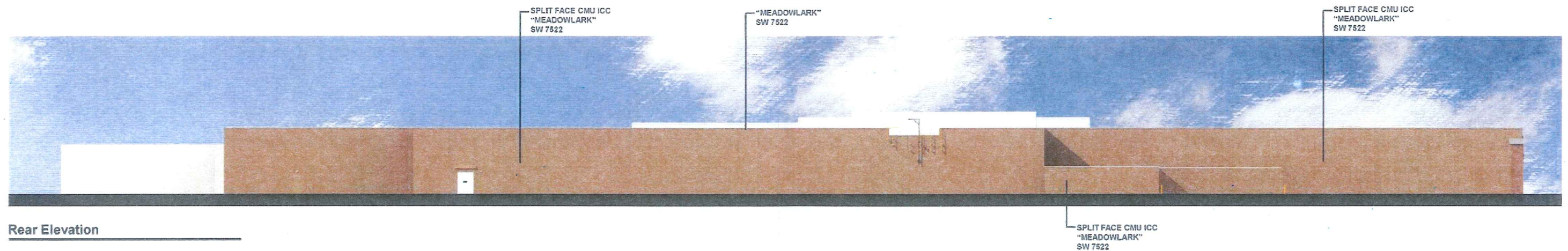
If this case is not appealed, exhibits must be claimed within 60 days of the date of this Order, otherwise they will be discarded.



Front Elevation



Left Elevation



Rear Elevation

For Office Use Only

CASE # 2015-0182-V
 FEE PAID 550.00
 DATE 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 03

Waterfront Lot N/A Corner Lot N/A Deed Title Reference LIBER 8062, FOLIO 234

Zoning District C3 Lot # N/A Tax Map 16 Block/Grid 22 Parcel 868

Area (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.

Applicant's Signature By: [Signature] Owner's Signature _____

Print Name Frank Pampalone, Director of Project Design Print Name _____

Mailing Address 2001 S.E. 10th Street Mailing Address _____

City, State, Zip Bentonville, AR 72716 City, State, Zip _____

Phone (479) 204-1249 Phone _____
 (Work) (Home) (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: [Signature] 8/13/15

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

For Office Use Only

CASE #

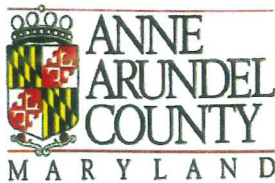
2015-0182-V

FEE PAID

550.00

DATE

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

 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 03

Waterfront Lot N/A Corner Lot N/A Deed Title Reference LIBER 8062, FOLIO 234

Zoning District C3 Lot # N/A Tax Map 16 Block/Grid 22 Parcel 868

Area (sq. ft. or acres) 16.89 acres Subdivision Name

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 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.

Applicant's Signature _____ Owner's Signature Emily Clayton, Vice President

Print Name _____ Print Name Emily Clayton

Mailing Address _____ Mailing Address 233 E. Redwood Street, Suite 100

City, State, Zip _____ City, State, Zip Baltimore, MD 21202

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

Cell Phone _____ Cell Phone 410-303-5884

Email Address _____ Email Address eclayton@worldtotalreturn.com

*** Below For Office Use Only ***

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

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

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

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

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.

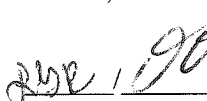
Approval of the variances will not substantially impair the appropriate use or development of adjacent property. The rear of the subject property abuts residentially zoned property; however the proposed signs are located on the building facades that face away from the residential property so as to have 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