

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

APPLICANT: Kenneth W. Bohdal

ASSESSMENT DISTRICT: 3

CASE NUMBER: 2025-0125-V

COUNCILMANIC DISTRICT: 5

HEARING DATE: September 9, 2025

PREPARED BY: Sara Anzelmo
Planner



REQUEST

The applicant is requesting a variance to allow a tenant identification sign supported by poles, uprights, or braces extending from or attached to the roof of a structure located at 530 Ritchie Highway in Severna Park.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of 25,047 square feet and is located on the southwest side of Ritchie Highway. It is identified as Parcel 627 in Grid 1 on Tax Map 32.

The property is zoned C3 – General Commercial District and is currently improved with a one-story commercial building and associated parking.

PROPOSAL

The applicant seeks approval to remove two existing roof-mounted tenant identification signs and to replace them with one roof-mounted tenant identification sign. The sign would measure 3' by 30' (90 square feet). A freestanding sign is also proposed, but does not require a variance.

REQUESTED VARIANCES

§ 18-3-303(b)(4) of the Anne Arundel County Zoning Code prohibits a sign that projects above the roof of a structure, a sign painted on the roof of a structure, and a sign supported by poles, uprights, or braces extending from or attached to the roof of a structure. The proposed tenant identification sign would be supported by braces attached to the roof of the existing commercial building, necessitating a variance.

FINDINGS

A review of the County 2024 aerial photograph shows that the subject property is located within a large commercial corridor of C3 zoned properties located along both sides of Ritchie Highway.

The applicant's letter explains that the sign would replace a sign that has been on the building for years and that there is no other way to mount the sign because of the building construction.

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

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

In this particular case, the existing one-story structure's facade is only 11'-4" high, at which point there is a deep roof overhang. Further complicating the matter, the majority of the front facade of the building is made up of glass windows, preventing the mounting of a facade sign. There is only a small brick section on the left side of the front facade that could potentially allow for the mounting of a facade sign, but that area is less than 15 feet wide.

County oblique aerial images show that there have been two roof-mounted signs, one for each of two tenant spaces, at this location since at least 2006. The applicant intends to remove the two existing roof-mounted signs from each side and to construct one roof-mounted sign in the center, as there will only be one tenant for the entire building. The proposed sign would be attached similarly to those that have existed for an extended period of time.

The proposed identification sign would not alter the essential character of the neighborhood, substantially impair the appropriate use or development of adjacent properties, or be detrimental to the public welfare. With limited facade signage options due to the style of the building construction, the deep roof overhang, and the glass front, the requested variance is justified and is considered to be the minimum necessary to afford relief.

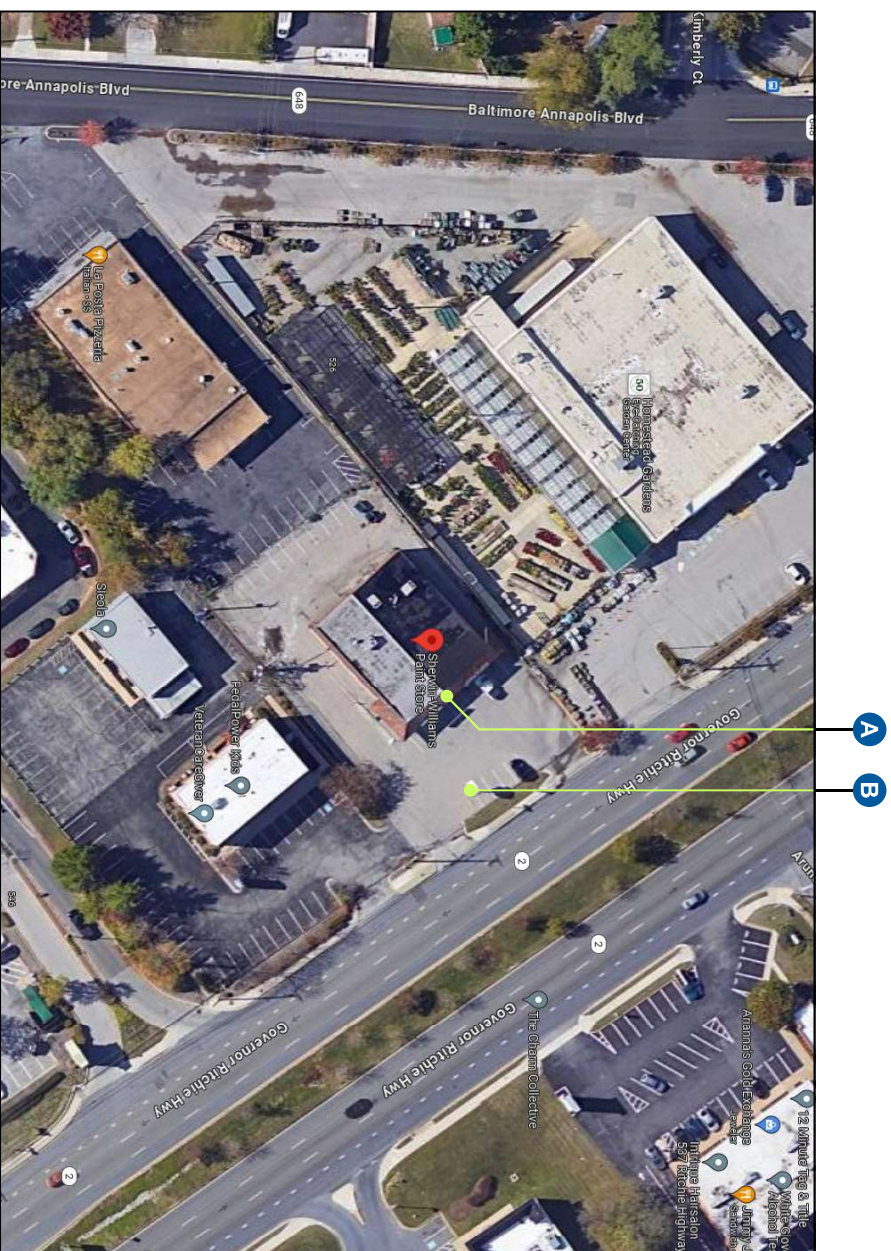
RECOMMENDATION

Based upon the standards set forth in § 18-16-305 of the Code under which a variance may be granted, this Office recommends ***approval*** of the proposed variance to § 18-3-303(b)(4) to allow a tenant identification sign supported by poles, uprights, or braces extending from or attached to the roof of a structure, as shown on the sign plan submitted by the applicant.

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.

WALL & GROUND SIGN SCHEDULE

ID	DESCRIPTION	QTY	SQ FT
A	CH. LTRS. ON BACKER	1	90.0
B	POLE SIGN FACES/ REFURB	2	57.0
B	POLE SIGN CABINET	1	65.0


[illegible]

AUTHORIZATION	
CLIENT	DATE
ACCOUNT EXECUTIVE	DATE
LANDLORD	DATE

ALL CHANGES MUST BE INITIALED BY CLIENT AND ACCOUNT EXECUTIVE ON FINAL APPROVED PRINT.

This drawing is the exclusive property of Accent Graphics, Inc. and is the result of the original work of its employees. The plans are provided to your company for the sole purpose of considering the purchase of a sign manufactured by Accent Graphics, Inc., based on the plans. **OR**, the purchase of the plans and design concepts contained therein for manufacture elsewhere. Distribution or exhibition of the plans to anyone outside of your company or the use of the plans by others to manufacture or design a similar sign as displayed in the plans is absolutely forbidden. In the event that such exhibition occurs, Accent Graphics will expect payment of a minimum \$2500 design fee in recompense for the time and effort needed to produce the plans.

CLIENT SHERWIN WILLIAMS STORE #
 INSTALLATION ADDRESS 530 RITCHIE HWY | Severna Park, MD 21146
 DESIGNER KD ACCOUNT EXECUTIVE DM
 DATE 01-03-2024 SHEET 7 OF 7 DESIGN # 231522-01
 Gerber FILE =
 Corel FILE =

accent  **graphics**

COMPLETE SIGN SERVICE & FABRICATION

523 E. ROCK ISLAND
GRAND PRAIRIE, IL 75950

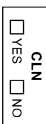
EMAIL: www.accentgraphicsinc.com
WEBSITE: www.accentgraphicsinc.com

TOLL FREE (800) 810-3844
METRO (972) 398-0333
FAX (877) 398-0333
FAX (800) 810-5043

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INSTALLATION REQUIREMENTS for all signs unless specified otherwise on individual sign specifications. Variation from this criteria without written approval from Accent Graphics is strictly forbidden.



Scale: NTS

accent  **graphics**

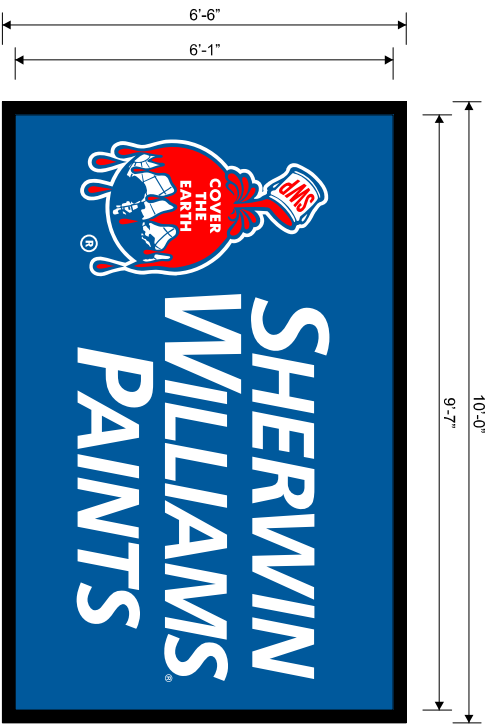
832 E. ROCK ISLAND
GRAND PRAIRIE, TX 75050

TOLL FREE (800) 810-0404
METRO (972) 398-0333
FAX (972) 988-4456

WWW.ACCEENTGRAPHICS.COM FAX (800) 810-0404

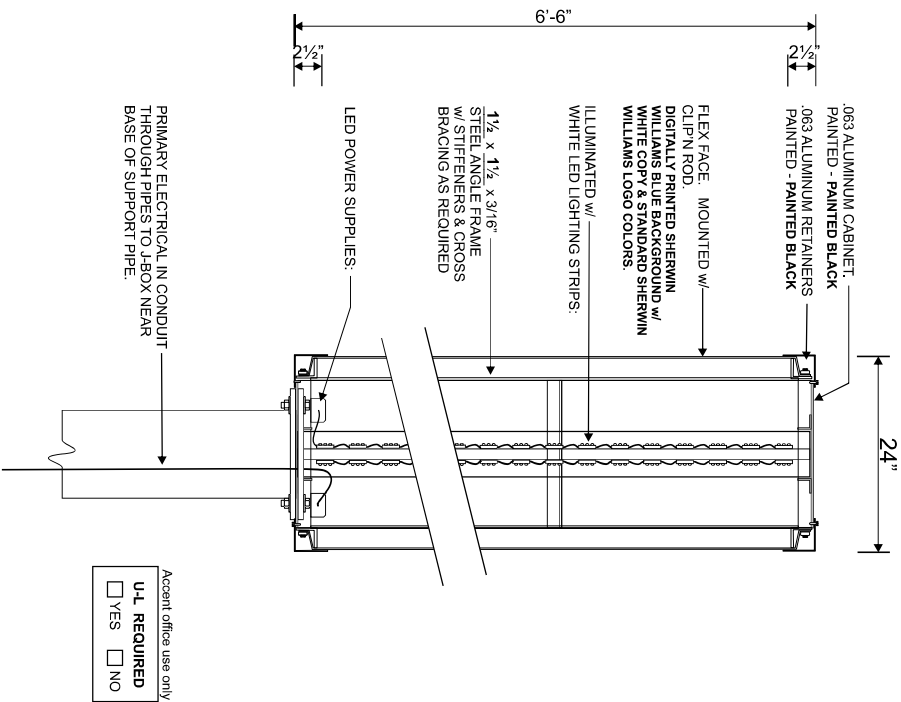
Regulated by the Texas Department of Licensing and Regulation	P.O. Box 12157, Austin, TX 78711	Tel: 512.463.6599	Toll Free (in TX): 800.803.9202	Online: http://www.license.state.tx.us/complaints	State of Texas Contractor # 8050
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ME #: 70858



B D/E POLE SIGN CABINET W/ FLEX FACES **65 SQ. FT.**
QTY: (1) REQUIRED Scale: 1/2" = 1'-0"

- REMOVE AND REPLACE POLE SIGN CABINET
- * FLEX FACES W/ DIGITALLY PRINTED SHERWIN WILLIAMS BLUE BACKGROUND W/ WHITE COPY & STANDARD SHERWIN WILLIAMS LOGO COLORS.
 - * CABINET & RETAINERS - BLACK.
 - * REMOVE DIGITAL EMC AND DECORATIVE ALUMINUM FEATURES
 - * PAINT EXISTING POLE BLACK



SECTION DETAIL - D/E POLE SIGN w/ FLEX FACES

Scale: NTS

PROFESSIONAL CERTIFICATION: I 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. 32828, EXPIRATION DATE: 4/28/2026

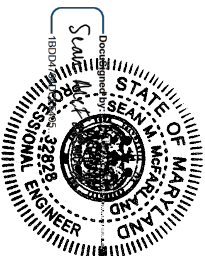
McFarland Engineering
331 Edgewater Ct.
Medersville, NC 27028

Ph: (281) 813-7439
Email: sean@signstructures.com
Web: www.signstructures.com

SHERWIN WILLIAMS
Address: 530 RITCHIE HWY
City/State: SEVERNA PARK, MD
Client: ACCENT GRAPHICS

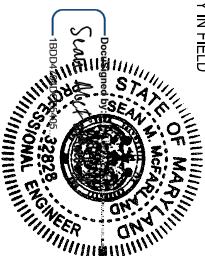
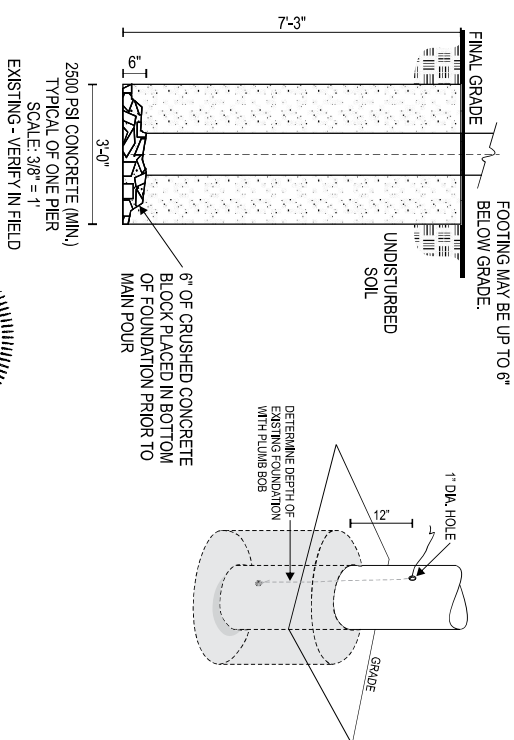
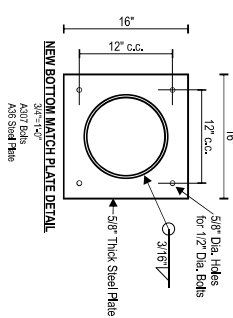
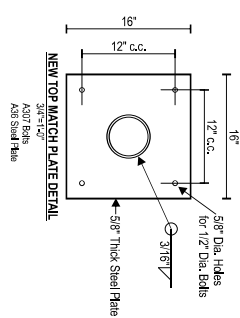
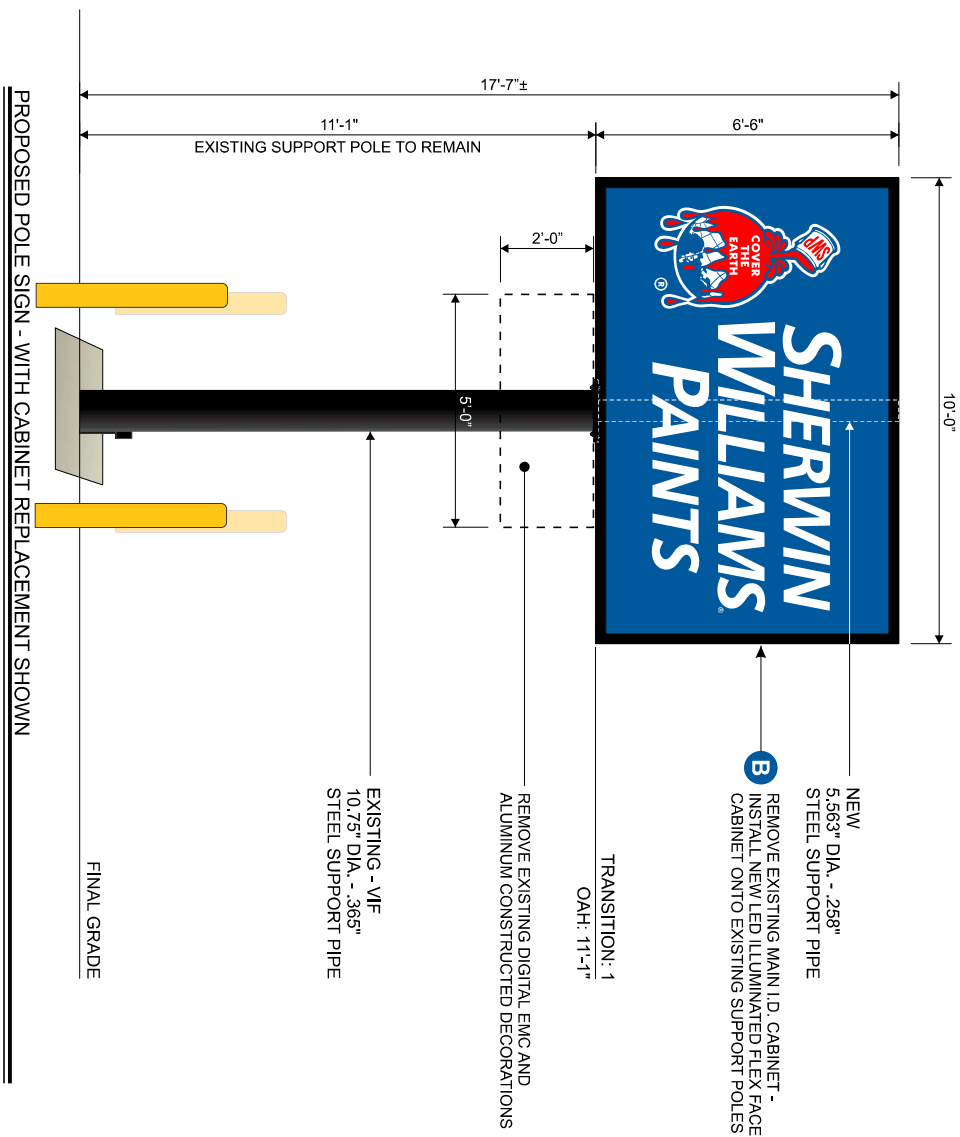
ENGINEERING OF
VERTICAL SUPPORT AND
NO CABINET ENGINEERING
PROVIDED OR IMPLIED.

Initial Drawing: _____ (70858) DS



The electronic seal appearing on this document was electronically sealed by the author on 5/20/2025.

Date: 5-8-2025
Sheet #: 1 OF 2
NC Firm Registration: F-136
Maryland License Number: 70858
Maryland Expiration Date: 4/28/2026



Date:	5/8/25	City, State:	Severna Park, MD	SHEET:	1 OF 3
Client:	Accent Graphics	Overall Height:	17'-7"	Sean M. McFarland, P.E.	
Sign:	Sherwin Williams	Wind Speed	115 mph	McFarland Engineering	

Sign Description		530 Ritchie Hwy	Table of Contents		
# Columns:	1		Content:		Page
ME Job:	70858 B	NEW CABINET & MATCH PLATES	Design Loads.		1
		EXISTING BASE PIPE & FOOTING	Support Design.		1-2
Height:	6'-6"	ULTIMATE LOADS	General Notes.		3
Width:	10'-0"				

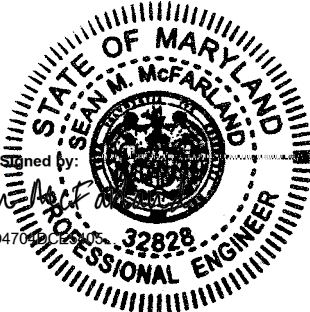
Structural Variables and Code Loading Specifications

Cabinet Type:	Miscellaneous	Code:	2021 IBC
Structural Section:	Steel Pipe - 35000psi	Wind Speed:	115
Number of Zones:	2	Wind Exposure:	C
Wind Loads Per ASCE 7-16			

Sign Sections:

Zone	Cabinet Wt. Per Sq. Ft.	Weight	Transition (Y or N)
1	20	14.6 #/FT	y
2	0	40.5 #/FT	y
3	0		
4	0		
5	0		
6	0		
7	0		
8	0		

DocuSigned by:
Sean M. McFarland
1BDD4709-0000-4005-8000-000000000000



State License: Maryland - 32828

Geometry:

Zone	Top	* Approx. Width		Pressure	Force	Approx. Weight
	Elevation	Height	Width			
1	17.58 FT	6.50 FT	10.00 FT *	26.72 PSF	1.74 K	1,395 #
2	11.08 FT	11.08 FT	0.90 FT *	11.48 PSF	0.11 K	449 #

Total Wind Force = 1.85 K 1,844 #

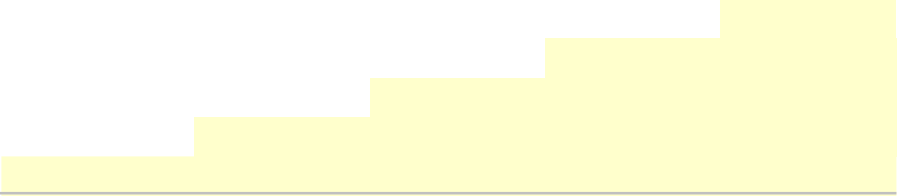
Date:	5/8/25	City, State:	Severna Park, MD	SHEET:	2 OF 3
Client:	Accent Graphics	Overall Height:	17'-7"	Sean M. McFarland, P.E.	
Sign:	Sherwin Williams	Wind Speed	115 mph	McFarland Engineering	

530 Ritchie Hwy

ME Job: 70858 B

Moments at Transitions:

Zone	Lateral Force	2 Mom. Arm	1 Mom. Arm
1	1.74 K	14.33 FT	3.25 FT
2	0.11 K	5.54 FT	



25.52 K-FT 5.65 K-FT

Section Properties:	13.26 IN^3	2.44 IN^3	00 IN^3	00 IN^3	00 IN^3	00 IN^3
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Structural Sections to be used:

Zone	Option	Pipe (VIF)	Wall t.	Weight	Sxx	d/t	Sxx Req'd
		Dim.					
2	Pipe (VIF)	10.75 IN	0.365 IN	40.5 #/FT	28.11 IN^3	29.45	13.26 IN^3
1	Pipe (New)	5.56 IN	0.258 IN	14.6 #/FT	5.12 IN^3	21.50	2.44 IN^3

Structure Required

# Req'd	Size	Wall Thickness
1	10.75 IN	0.365 IN
1	5.56 IN	0.258 IN

Date: 5/8/25	City, State: Severna Park, MD	SHEET: 3 OF 3
Client: Accent Graphics	Overall Height: 17'-7"	Sean M. McFarland, P.E.
Sign: Sherwin Williams	Wind Speed 115 mph	McFarland Engineering

530 Ritchie Hwy

ME Job: 70858 B

One Pier Footing (VIF)

Block Footing Design:

Select the footing and soil type:

$$d = A / 2 * (1 + (1 + (4.36 * h) / A)^{1/2})$$

$$\text{where } A = (2.34 * P) / (S1 * b)$$

Footing:	Round	▼
Vert. Soil Bearing (psf):	1500	▼
Lat. Soil Bearing (psf):	150	▼

Mmax = 25,523 #-FT
Pmax (Lateral) = 1,851 #
LSBP = 150 PCF
S1 = 681 PCF X d
d = 3.000 FT

A = 2.12 FT^2
h = 13.789 FT
d = 6.804 FT

USE: 3.00 FT. RND. X 7.25 FT DEEP PIER (VIF - PLUMB BOB)

Soil Bearing Check:

DLmax = 1,844 LBS
Area of Footing = 7.07 FT^2
Actural SBP = 261 PSF
Allowable SBP = 1,350 PSF (Includes code allowed 20% increase for every foot of footing below 12" into natural grade.)

261 PSF < 1,350 PSF THEREFORE OK

Matchplate Design - New

A36 Steel Fy= 36ksi
E70 Electrodes Fw= 928 #/in/16th
A307 A.B.'s Ft=20 ksi
of Bolts = 4 Dia. Bolt 0.5
Column Mom = 5,645 #-FT
plate t = 0.63 IN

P Bolt =	$\frac{M * 12 \text{ (in/ft)}}{2 \text{ bolts (D + e + t)}}$	2,823 #	<	3,926 #
t req'd =	$[(6 * P * e \text{ eff} * 1 \text{ bolt}) / (.75 * F_y (b \text{ eff} + 2 * t))]^{1/2}$.521 IN	<	0.63 IN
Weld =	$\frac{M * 12 \text{ (in/ft)}}{F_w (3.1415 * D^{2/4})}$	0.80 16th's	<	3.00 16th's

USE: (4) 1/2" Dia. Bolts w/ 5/8" Matchplate. Weld to Support with (1) 3/16" Fillet Weld.

June 19, 2025

To whom it may concern,

Regarding the building sign at:

Sherwin Williams
530 RITCHIE HWY
Severna Park, MD 21146

We are applying for a variance from the code below to be allowed to replace a sign that has been on the building for years and because of building construction, there is no alternative way to mount a sign.

Per the code ordinance listed below we are not allowed to have a sign that is sign is supported by poles, uprights, or braces extending from and attached to the roof of a structure:

In accordance with Article 18-3-303(b)(4), the following type of sign is prohibited: a sign that projects above the roof of a structure, a sign painted on the roof of a structure, and a sign supported by poles, uprights, or braces extending from or attached to the roof of a structure.

The proposed sign is supported by poles, uprights, or braces extending from and attached to the roof of a structure as that is the only way to attach the sign to the building because of the building construction

Sincerely,



Danielle Manion
Accent Graphics, Inc.



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

A handwritten signature in blue ink, appearing to be "BC", written over the name "Brian Chew" in the "FROM" field.

DATE: June 24, 2025

RE: Kenneth W. Bohdal
530 Ritchie Highway
Severna Park, MD 21146

NUMBER: 2025-0125-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a sign prohibited by 18-3-303(b)(4).

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

I want to...



—

+

0

100 ft

516



648

648

1

510

512

514

3

522

513

554

542

540

530

534

2

535

537

Tax Account Number: 30000209

RITCHIE HWY