

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

APPLICANT: 6803 Ritchie Hwy Glen Burnie LLC

ASSESSMENT DISTRICT: 5th

CASE NUMBER: 2025-0236-V

COUNCILMANIC DISTRICT: 1st

HEARING DATE: January 22, 2026

PREPARED BY: Donnie Dyott Jr. 
Planner

REQUEST

The applicant is requesting variances to allow a greater number of service window signs than allowed on property located at 6801 Ritchie Highway in Glen Burnie.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of 2.46 acres of land and is identified as Parcel 124 in Block 19 on Tax Map 5. The property is zoned C4 – Highway Commercial District and is developed with a Raising Cane's restaurant commercial use. This property lies entirely outside of the Chesapeake Bay Critical Area.

PROPOSAL

The applicant is proposing to install a pre-sell menu board that has a height of six feet and an area of 8.31 square feet as part of the drive through signage for the restaurant.

REQUESTED VARIANCES

§ 18-3-309(e) of the Anne Arundel County Zoning Ordinance provides for service windows in commercial districts other than business complexes, that an establishment with a ticket, drive-through, or ordering window may have no more than two signs, freestanding or identification, that relate to the business operation or services provided at the window. The area of each sign may not exceed 32 square feet. The height of a freestanding sign may not exceed six feet. The site currently has two menu board signs and the proposed pre-sell menu sign represents a third service window sign, necessitating a variance to this provision.

AGENCY COMMENTS

The **Health Department** commented that it has no objection to the request.

The **Maryland Aviation Administration** commented that the project location is within the BWI Marshall 4-mile radius. The applicant must file for an Airport Zoning Permit (AZP) with the Maryland Aviation Administration (MAA) Office of Planning and Environmental Services (OPES) in accordance with the Code of Maryland (COMAR) 11.03.06.03A.

FINDINGS

The applicant describes that Raising Cane's uses a two lane drive thru system with a menu board and speaker at each lane. The existing two menu board signs were approved under permit B02432660. In order for the two lane system to function effectively, Raising Cane's utilizes a pre-sell menu board to allow the customer to consider their order selection upon entering the lane prior to reaching the ordering point.

For the granting of a zoning variance, a determination must be made as to whether, because of certain unique physical conditions peculiar to or inherent in the particular lot or because of exceptional circumstances other than financial considerations, strict implementation of the Code would result in practical difficulties or an unnecessary hardship. In this case, the presence of multiple drive thru lanes creates a situation where the third service window sign (pre-sell menu board) is needed to improve traffic flow and reduce cars in the queue. As such, denial of the variance may cause the applicant practical difficulties and some relief is warranted.

Approval of the variance will not alter the essential character of the neighborhood, impair the appropriate use or development of adjacent properties or be detrimental to the public welfare. The third service window sign is within the size and height limits and is located at the beginning of the drive thru lanes which is not visible from the roadways. As such, the variance is considered to be the minimum necessary to afford relief by this Office.

RECOMMENDATION

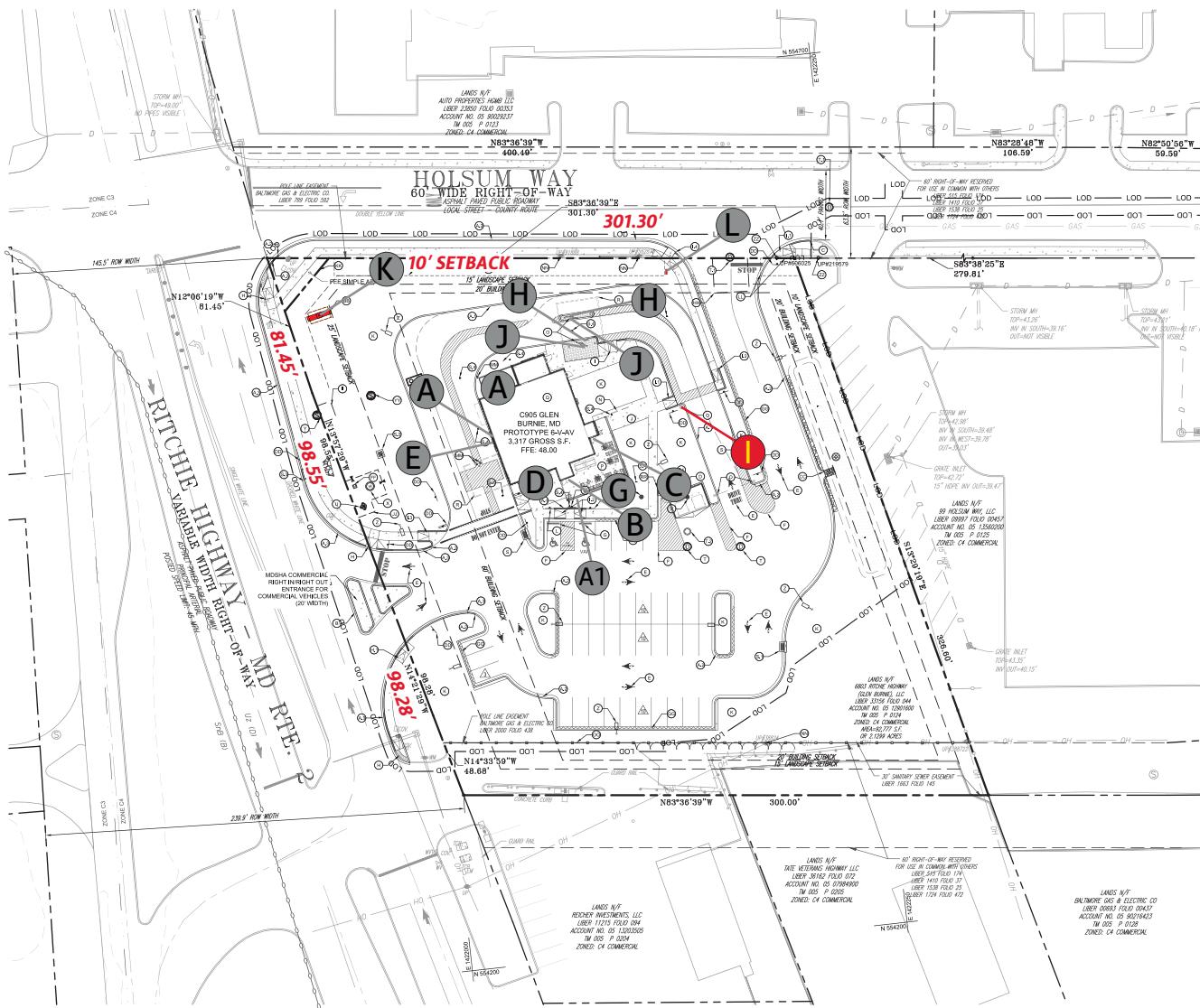
Based upon the standards set forth in § 18-16-305 of the Code under which a variance may be granted, this Office recommends **approval** of a zoning variance to § 18-3-309(e) to allow the third service window sign (pre-sell menu board) as shown on the site plan.

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.



6801 Richie Hwy/RC0905
Glen Burnie, MD 21061
10/28/2025

DRAWING REVISIONS	
DATE	CHANGE
6/8/23	Updated prototype, siteplan, elevations, & signage
1/30/24	Updated siteplan & elevations, & removed cove lighting
7/15/24	Updated siteplan
7/31/24	Updated PM, cove lighting, & pylon
11/4/24	Updated address & building measurements
2/7/25	Updated PM, sign types, locations, & notes
2/20/25	Updated siteplan & directional
10/28/25	Created variance book



EXISTING SIGNS		
QTY.	CODE	DESCRIPTION
A	2	WS-8FT 4x8 Wall Sign
A1	1	WS-8FTC Custom 4x8 Wall Sign
B	1	ONS Open Sign
C	1	CFNS Chicken Fingers Neon Sign
D	1	PMRL Painted Mural
E	1	PAMRL Painted Arrow Mural
G	1	CAN One Love Canopy Letters
H	2	DTMB DT Menuboard
J	2	DTSP Speaker Post
K	1	PYLON 7x14 Pylon @ 30' OAH
L	1	DIR 2'x3' Directional @ 4' OAH



Location: Glen Burnie, MD

Date: 12/21/2021

Site ID: RC0905

AGI PM: Scott Rogers

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Location: Glen Burnie, MD Date: 12/21/2021

Site ID: RC0905 AGI PM: Scott Rogers

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November 23, 2025

ANNE ARUNDEL COUNTY MARYLAND
OFFICE OF PLANNING AND ZONNING
2664 RIVA RD. P.O. BOX 6675
ANNAPOLIS, MARYLAND 21401

RE: RAISING CANE'S RESTAURANT RC0905
6801 RITCHIE HIGHWAY
GLEN BURNIE, MD 21061

THIS APPLICATION IS TO APPLY FOR A VARIANCE TO ARTICLE 18-03-309 WHICH REGULATES SIGNS IN COMMERCIAL, INDUSTRIAL, AND SMALL BUSINESS DISTRICTS WHICH INCLUDES SERVICE WINDOWS, AND DRIVE THRU LANES THAT STATES RAISING CANE'S CAN HAVE ONLY TWO MENU SIGNS, EACH OF WHICH CANNOT EXCEED 32 SQ FT. THE SITE HAS OBTAINED PERMIT APPROVALS FOR TWO DRIVE THRU MENU BOARDS TO DATE. RAISING CANE'S IS REQUESTING A VARIANCE TO THIS ARTICLE TO ADD A PRE-SELL MENU BOARD.

RAISING CANE'S IS A 2,818 SQ FT. ESTABLISHMENT, OPERATING AS A QUICK SERVE RESTAURANT WITH A 711 SQ FT. CORRAL. ZONED WITHIN C4, COMMERCIAL HIGHWAY, THIS PROPERTY IS LOCATED ON PARCEL TAX MAP 5, GRID 19, PARCEL 124. PART OF RAISING CANE'S STANDARD OPERATIONS IN ACHIEVING OPTIMAL SERVICES TIMELY IS THEIR USE NATIONWIDE OF TWO DRIVE THRU LANES, EACH CONSISTING OF A DRIVE THRU MENU BOARD AT 5'-11/12" HEIGHT BY 7'-2 1/8" WIDTH BY 6-7/8" DEPTH (28.63 SF) AND A SPEAKER POST PER LANE, AS WELL AS THIS PROPOSED PRE-SELL MENU BOARD (8.31 SF) AT 6'-0" HEIGHT BY 1'-11 9/16" WIDTH BY 7-1/4" DEPTH. THE PURPOSE OF THE PRE-SELL IS TO VISUALLY ASSIST CUSTOMERS IN THEIR VEHICLE TO CONSIDER THEIR ORDER SELECTION UPON ENTERING THE DRIVE THRU LANE PRIOR TO REACHING THE ORDERING POINT. THIS SPECIFIC COMBINATION OF VISUAL MENU AIDS HAS PROVEN KEY FOR RAISING CANE'S SUCCESS IN PROVIDING QUICKER SERVICE FROM ORDER POINT TO ORDER PICK UP THROUGH THE DRIVE THRU, INCREASING OVERALL EFFICIENCY AND REDUCING VEHICLES IN QUEUE.

EXISTING SIGNS WERE PREVIOUSLY APPROVED AND INSPECTED ON JUNE 26, 2025 VIA PERMIT # B02432660 WHICH INCLUDED TWELVE (12) SIGNS AS FOLLOWS:

THREE (3) 8' OVAL WALL SIGNS
ONE (1) PYLON
ONE (1) ONE LOVE HEART ART MURAL
ONE (1) RED DOG ART PANEL
ONE (1) ONE LOVE CANOPY CHANNEL LETTERS
TWO (2) DRIVE THRU MENU BOARDS
ONE (1) PAINTED ARROW MURAL

ONE (1) OPEN WINDOW SIGN
ONE (1) CHICKEN FINGER WINDOW SIGN

THIS APPLICATION IS REQUESTING A VARIANCE TO ACHIEVE CORPORATE OPERATING STANDARDS FOR A BUSINESS WHICH RELIES HEAVILY ON THE TRANSACTIONS CONDUCTED THROUGH THEIR DRIVE THRU AS WELL AS MEET CUSTOMER EXPECTATIONS FOR A QUICK SELECTION ORDERING PROCESS. APPROVING USE OF A PRE-SELL MENU BOARD ALLOWS ADDITIONAL TIME FOR CUSTOMERS TO CONSIDER THEIR MENU SELECTION UPON ENTERING THE DRIVE THRU LANE AND MAKE DECISIONS FASTER AHEAD OF REACHING THE ORDER MENU BOARD, EXPEDITING THE ORDERING PROCESS AND IMPROVING THE FLOW OF CUSTOMER TRAFFIC. NEIGHBORING PROPERTIES WILL NOT BE ADVERSELY AFFECTED BY THE APPROVAL OF THIS REQUEST.

Respectfully,

Pamela Chrysovergis
Capital Site Lighting LLC
Applicant

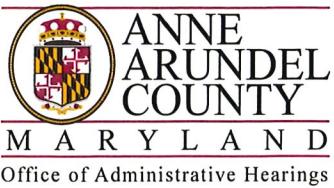


**ANNE ARUNDEL COUNTY
ANNAPOLIS, MARYLAND 21401
OFFICE OF ADMINISTRATIVE HEARINGS**

The attached resolutions are forms issued by this Office for representatives of community associations or other entities such as corporations, partnerships, and trusts, as well as individual owners unable to attend a hearing, to authorize a representative to testify before the Administrative Hearing Officer. These forms are designed to satisfy the requirement in the Anne Arundel County Code§ 18-16-301(b) that the Hearing Officer determine whether a person wishing to testify is "deemed qualified ... to introduce evidence and testify." A person may be represented before the Administrative Hearing Officer only as follows:

- 1) An individual authorized to appear on behalf of the owner of the property.
- 2) A member of a partnership may represent the partnership.
- 3) An officer of a corporation, trust, or association may represent the corporation, trust or association.
- 4) An officer or employee of a municipal corporation, political subdivision, body, or department may represent a municipal corporation, political subdivision, body or department.
- 5) A representative of a community or civic association may represent the association, provided that the representative files in the record a resolution by the community or civic association (a) authorizing the representative to testify for it, and (b) specifying the views of the community association or civic association relative to the subject matter of the hearing.
- 6) A person may be represented by an attorney at law admitted to practice before the Court of Appeals of Maryland, provided that the attorney shall file in the record a written notice of appearance including the name, office address, and telephone number of the attorney, and the name(s) and address(es) of the person(s) represented.

The form authorizing a person to speak for an entity or person shall be presented at the hearing and does not have to be delivered to the Office of Administrative Hearings prior to the hearing.



Authorization to Represent Property Owner

I/WE, 6803 Ritchie Highway (Glen Burnie), LLC
(name of property owner)

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

DO HEREBY APPOINT

Pam Chrysovergis of Capital Site Lighting and Melissa Brotschul of Raising Cane's Restaurants
(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.

John H. Phelps

Signature

John H. Phelps

Printed Name

November 19, 2025

Date

05/21/19 10:57 AM C 0003 R 0003
Val #: 0003-232150 \$1,000.00
Deed - Recordation Tax
Instrument Type: Deed

BK 33156 PG 044

05/21/19 10:56 AM C 0001 R 0001
Val #: 0003-232150 \$14,000.00
Deed - Recordation Tax
Instrument Type: Deed

1/2

The Alba Law Group, P.A.
File No. 20190001
Tax ID # 05-000-12901600

LR - DOT/Mortgage
Recording Fee 20.00
Name: 158 Old Bottom
Mill Road LLC
Ref: Chemical road LLC
LR - DOT/Mortgage
Surcharge 48.00

This Deed, made this 20 day of May, 2019, by and between Marathon Petroleum

SubTotal 69.00

Company LP, a Delaware limited partnership, GRANTOR, and 6803 Ritchie Highway (Glen

Total: 19,235.00

Burnie), LLC, a Maryland limited liability company, GRANTEE.

05/21/2019 11:22

CC02-JH

012162557 CC0501 - Anne

Arundel

County/CC05.01.11 -

Register 11

- Witnesseth -

That in consideration of the sum of Two Million And 00/100 Dollars (\$2,000,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said 6803 Ritchie Highway (Glen Burnie), LLC, in fee simple, all that lot of ground situate in the County of Anne Arundel, State of Maryland ("the Property"), and described as follows, that is to say:

Total: 19,235.00

REV-Check-80A 69.00

REV-Check-80A 175.00

REV-Check-80A 19,000.00

012162557-15

05/21/2019 11:22

CC02-JH

012162557 CC0501 - Anne

Arundel

County/CC05.01.11 -

SEE ATTACHED EXHIBIT A LEGAL DESCRIPTION

BEING the same property conveyed to Marathon Petroleum Company LP from Register 11 17
Hess Corporation, formerly known as Amerada Hess Corporation pursuant to name change filed with the Maryland Secretary of State dated May 11, 2006 and successor by merger to Merit Oil of Maryland, Inc. pursuant to merger filed with the Delaware Secretary of State dated May 17, 2000, formerly known as Save Way Stations, Inc., successor by merger to Pulaski Development Company, by Deed dated September 30, 2014, and recorded on October 27, 2014, in Liber 27743, Folio 466.

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;

Subject to the following reservations, restrictions and conditions which shall be covenants running with the land and shall be binding upon Grantee, its successors, assigns and all future owners of the Property, and their respective directors, officers, employees, contractors, agents, representatives, lessees, licensees, invitees, and any user or occupant of all or any portion of

ACCT. 5000-1290-1600
ALL LIENS ARE PAID AS
OF 5/21/19 A.A. COUNTY
BY: See of

05/21/19 10:56 AM C 0001 R 0003
Val #: 0003-232151
County Transfer Tax
\$20,000.00

the Property (collectively, "Grantee," for purposes of these reservations, restrictions and conditions):

(A) Grantee agrees that in the event that Grantee sells the Property during the fifteen (15) year period following the date of this conveyance, Grantee shall upon the closing of such sale, pay to Grantor an amount equal to a percentage, determined according to the schedule in subsection (D)(i) below, of the amount by which the price (which shall include the payment of any amounts related to the Property including, but not limited to business value, goodwill, and other intangible assets) of such sale exceeds the sum of the purchase price of Two Million Dollars and No Cents (\$2,000,000.00) plus the documented cost of the improvements made to the Property since the date of original conveyance, which sum shall be adjusted, as of the date of the closing such sale, as provided in subsection (D)(ii) below.

(B) Grantee agrees that in the event that Grantee leases the Property during the fifteen (15) year period following the date of this conveyance for a use other than a MARATHON® retail motor fuel outlet, Grantee shall, commencing upon the closing of such lease and monthly thereafter until expiration or termination of such lease, pay to Grantor a percentage, determined according to the schedule in subsection (D)(i) below, of the amount by which monthly rental under such lease exceeds one percent (1%) of the sum of the purchase price of Two Million Dollars and No Cents (\$2,000,000.00) plus the documented cost of the improvements made to the Property since the date of original conveyance, which sum shall be adjusted, as of the date of the closing such lease, as provided in subsection (D)(ii) below.

(C) Alternatively and in lieu of the rights in sections (A) and (B) above, Grantee agrees that in the event that Grantee desires to sell or lease the Property during the fifteen (15) year period following the date of this conveyance for a use other than a MARATHON® retail motor fuel outlet, Grantee may elect to designate a separate property supplied by Grantee, subject to Grantor's reasonable approval, for the use as a MARATHON® retail motor fuel outlet ("Replacement Property"). For a period equal to the difference between fifteen (15) years following the date of this conveyance and the period of time (in days) following the date of this conveyance, the Replacement Property shall not be used for the sale, marketing, storage or advertising of motor fuels or motor oils, except the trademarked products of MARATHON PETROLEUM COMPANY LP, its successors and assigns, purchased either directly from MARATHON PETROLEUM COMPANY LP, its successors and assigns or from a MARATHON® branded Jobber.

(D) Schedule

(i)

Date of Sale or Lease	Percentage
Up to 6 years after original conveyance	60%
6 through 10 years after original conveyance	40%
11 through 15 years after original conveyance	30%

(ii) Real property shall be appreciated at a rate of three percent (3%) per annum from date of original conveyance and improvements shall be depreciated at a rate of ten percent (10%) per annum from date of improvement.

(E) The restrictive covenants set out in sections (A), (B) and (C) above are part of the consideration for this conveyance running from Grantor to Grantee, and the purchase price for the Property was reduced because of same. Nothing herein shall be construed to require or obligate Grantor to repurchase the Property at any time.

(F) The restrictive covenants of sections (A), (B) and (C) above shall be deemed covenants running with the land of the Property and shall be made a part of every deed, lease, mortgage or other instrument affecting the title to the Property. However, subsequent to Grantee's payment to Grantor in compliance with section (A) or (B) above, or the selection of a Replacement Property in (C) above, Grantee shall hold and remote grantees shall take title or possession of, as the case may be, the Property free of said covenants of sections (A), (B) and (C).

(G) In case any one or more of the reservations, restrictions or conditions (or portions thereof) contained in this deed shall, for any reason, be held to be invalid, illegal or legally unenforceable, in any respect, such invalidity, illegality or unenforceability shall not affect any other portion of that provision or any other provision hereof (whether or not clearly divisible from such provision or portion thereof), and the above reservations, restrictions and conditions shall be construed and interpreted in the manner which is valid, legal and legally enforceable, and which is most nearly consistent with the intention of Grantor and Grantee as evidenced by the above reservations, restrictions and conditions.

The aforementioned covenants shall expire 15 years from the date of this conveyance.

AND this Deed is subject to the following reservations, restrictions and conditions which shall be covenants running with the land and shall be binding upon Grantee, its successors, assigns and all future owners of the Property and their respective directors, officers, employees, contractors, agents, representatives, lessees, licensee, invitees and any user or occupant of all or any portion of the Property (collectively, "Grantee", for purposes of these reservations, restrictions and conditions):

a. GRANTEE HAS ACCEPTED THE PROPERTY ON AN AS-IS, WHERE-IS BASIS, AND HAS ASSUMED ALL RESPONSIBILITY AND LIABILITY FOR THE CONDITION OF OR CONDITIONS ON THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, THE ENVIRONMENTAL CONDITION OF THE PROPERTY. BY ITS ACCEPTANCE OF THE PROPERTY, GRANTEE EXPRESSLY RELIEVES AND EXONERATES GRANTOR OF ANY RESPONSIBILITY FOR THE PROPERTY'S CONDITION, MERCHANTABILITY OR FITNESS FOR ANY PURPOSE.

b. Grantee shall not have any claim against Grantor, or Grantor's parent companies, affiliates, predecessors, successors, assigns, subsidiary companies or their respective past, present and future officers, employees, agents and/or representatives (collectively, the "Released Parties"), based upon, related to or arising out of the presence of any contamination on, under or at the Property. The Released Parties are hereby forever released from any and all such claims including, but not limited to, any and all claims and statutory causes of action under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), the Resource Conservation and Recovery Act (RCRA), the Clean Water Act, the state law equivalents of such acts, state and federal underground storage tank laws and regulations and all other environmental laws and regulations, all as amended (collectively, "Environmental Laws").

c. Grantee shall be solely responsible for: (a) any and all environmental contamination on, under or at the Property, or migrating therefrom, including, but not limited to petroleum hydrocarbons, hazardous substances, hazardous wastes or solid wastes (all as defined in the Environmental Laws) (collectively, "Contamination"), whether known or unknown, and whether or not the Contamination occurred before or after receiving title; and (b) the performance of any Corrective Action to address any Contamination. Grantee shall defend (with counsel reasonably acceptable to the Released Parties), indemnify and hold the Released Parties harmless from any and all liabilities, claims, losses, suits, actions, judgments, damages, costs (including reasonable attorneys' fees) or penalties incurred by or asserted against the Released Parties, including but not limited to claims arising under the Environmental Laws, resulting from the occurrence, existence or presence of any Contamination. The term "Corrective Action" shall refer to one or more of the following activities: investigation, assessment, monitoring, sampling, analysis, cleanup, removal, disposal, on-site treatment, off-site treatment, active remediation, passive remediation, remediation alternatives including but not limited to risk-based corrective action ("RBCA"), if applicable, and/or other activities approved, concurred in or required by the governmental agency having jurisdiction (the "Agency").

d. The use of the Property shall be restricted solely to industrial or commercial uses permitted under applicable law. Grantee, however, shall be permitted to use the Property for residential purposes only if the Grantee receives a site status letter, or some other form of written approval, from the Maryland Department of the Environment that allows for development to occur on the Property, as well as site plan approval for residential development from any and all applicable local jurisdictions having authority to regulate use of the Property for residential purposes. If Grantee elects to pursue residential use of the Property, Grantee shall provide Grantor with copies of all correspondence with and plans submitted to the Maryland Department of the Environment and each local jurisdiction in connection with the review, evaluation, permitting and approval of the Property for residential uses.

e. The installation and/or existence of potable wells on the Property is prohibited. The groundwater underneath the Property shall not be used for any purpose. This restriction, however, does not prohibit the installation or use of any compliance wells, or any groundwater monitoring, recovery or extraction wells or similar devices, used for or related to the performance of any Corrective Action.

f. In case any one or more of the reservations, restrictions or conditions (or portions thereof) contained in this deed shall, for any reason, be held to be invalid, illegal or legally unenforceable, in any respect, such invalidity, illegality or unenforceability shall not affect any other portion of that provision or any other provision hereof (whether or not clearly divisible from such provision or portion thereof), and the above reservations, restrictions and conditions shall be construed and interpreted in the manner which is valid, legal and legally enforceable, and which is most nearly consistent with the intention of Grantor and Grantee as evidenced by the above reservations, restrictions and conditions.

To Have and To Hold the said tract of ground and Property above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances

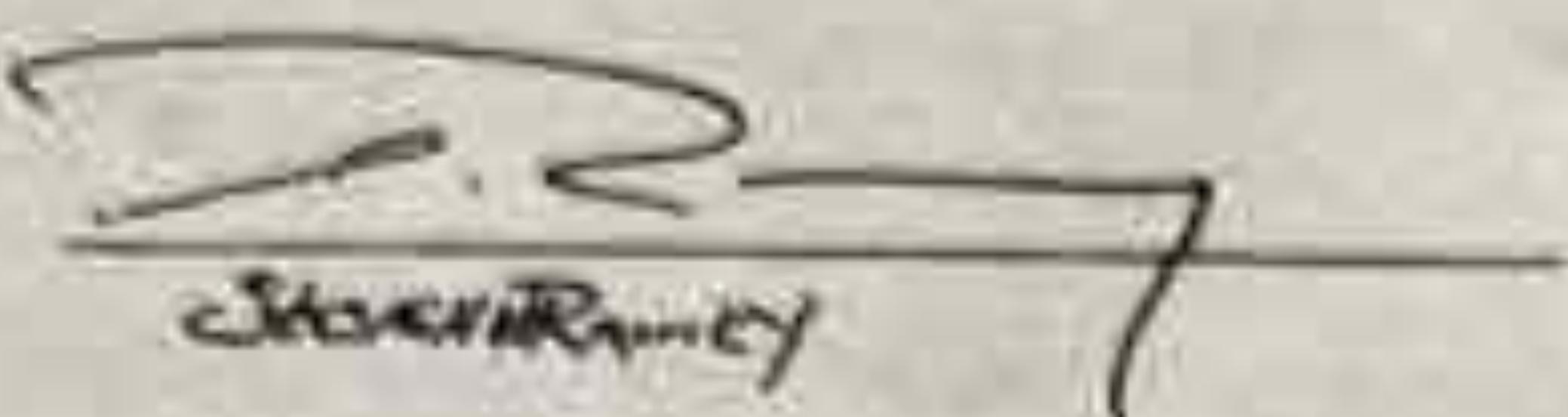
and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said 6803 Ritchie Highway (Glen Burnie), LLC, in fee simple.

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

And the Grantor hereby certifies that the within grant is not part of a transaction in which there is a sale, lease or exchange or the transfer of all or substantially all of the Grantor's property and assets.

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

WITNESS:



STATE OF Ohio }
 COUNTY OF Hancock } ss

Marathon Petroleum Company LP
 By: MPC Investment LLC, its General Partner

By: 
 Name: Brian K. Partee
 Title: Senior Vice President

200 *2020*
 Approved As To Form

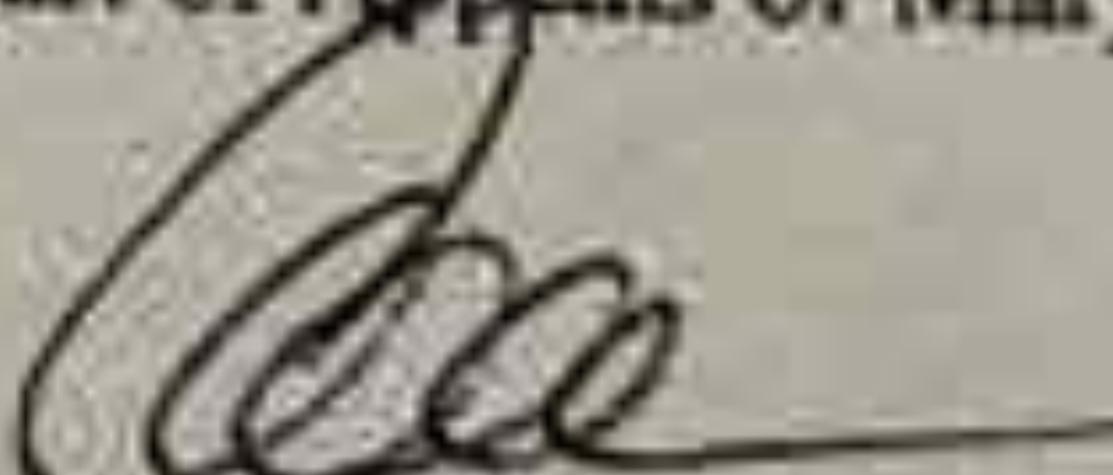
I hereby certify that on this 17 day of May, 2019, before me, the undersigned officer, a Notary Public in and for the State aforesaid, personally appeared **Brian K. Partee**, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument, and acknowledged himself/herself to be the **Senior Vice President** of MPC Investment LLC, General Partner of Marathon Petroleum Company LP, and being authorized to do so, executed the foregoing instrument for the purposes contained herein.

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



Cynthia L. Ely
 Notary Public
 My commission expires 05-2021

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.


 Angela Nasuta, Attorney

AFTER RECORDING, PLEASE RETURN TO:
 The Alba Law Group, P.A.
 P.O. Box 1950
 Cockeysville, MD 21030

Exhibit A Legal Description

ALL THAT certain lot or parcel of land located, together with all improvements thereon, situate and lying in the County of Anne Arundel, Maryland, and being more particularly described as follows:

BEGINNING for the same at a nail in the center line of a concrete apron leading from the Northbound lane of the Governor Ritchie Highway to a proposed sixty feet road, said point of beginning being distant North six degrees, seven minutes, forty seconds West twenty and one one-hundredth feet from the beginning of the fourth line of the conveyance from Roland N. Phelps and wife to Frederick Winthrop by Deed dated December 29, 1947 and recorded among the Land Records of Anne Arundel County, Maryland in Liber J.H.H. 450, folio 130; thence with the East side of Governor Ritchie Highway Right-of-Way and with part of the fourth, all of the fifth, sixth, seventh and part of the eighth courses and distances of said Deed, viz: North six degrees, seven minutes, forty seconds West forty-eight and sixty-eight hundredths feet; North five degrees, fifty-five minutes, ten seconds West, ninety-eight and twenty-eight hundredths feet; North five degrees, thirty-one minutes, ten seconds West, ninety-eight and fifty-five hundredths feet; North three degrees, forty minutes West, ninety-eight and sixty-seven hundredths feet, and North one degree, forty-nine minutes West, fourteen and twenty-seven hundredths feet to a nail in the center line of another concrete apron; thence leaving Governor Ritchie Highway and running with the center line of a proposed sixty feet road South seventy-five degrees, ten minutes, twenty seconds East, three hundred feet; thence leaving said center line and running South five degrees, three minutes East, three hundred fifty-eight and fifty hundredths feet to a concrete monument in the center line of the first mentioned proposed sixty feet road; thence with the center line of the same North seventy-five degrees, ten minutes, twenty seconds West, three hundred feet to the place of BEGINNING.

MARYLAND
FORM
WH-AR**CERTIFICATION OF EXEMPTION FROM WITHHOLDING UPON
DISPOSITION OF MARYLAND REAL ESTATE AFFIDAVIT OF
RESIDENCE OR PRINCIPAL RESIDENCE****2019**

BASED ON THE CERTIFICATION BELOW, TRANSFEROR CLAIMS EXEMPTION FROM THE TAX WITHHOLDING REQUIREMENT OF §10-912 OF THE TAX GENERAL ARTICLE, ANNEXED CODE OF MARYLAND. SECTION 10-912 PROVIDES THAT CERTAIN TAX PAYMENTS MUST BE WITHHELD AND PAID WHEN A DEED OR OTHER DOCUMENT THAT EFFECTS A CHANGE

IN OWNERSHIP OF REAL PROPERTY IS PRESENTED FOR RECORDATION. THE REQUIREMENT OF §10-912 DOES NOT APPLY WHEN A TRANSFEROR PROVIDES A CERTIFICATION OF MARYLAND RESIDENCE OR CERTIFICATION THAT THE TRANSFERRED PROPERTY IS THE TRANSFEREE'S PRINCIPAL RESIDENCE.

1. Transferor Information

Name of Transferor

Marathon Petroleum Company LP**2. Description of Property (Transfer address. If no address is available, include county, district, subdistrict and lot numbers).**

8801-8803 Ritchie Highway, Glen Burnie, MD 21060

3. Reasons for Exemption

Resident Transfer

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 08.04.32.020(13), 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 §IC 1.21 (principal residence for 2 (two) of the last 5 (five) years) and is properly 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.

4a. Individual Transferor

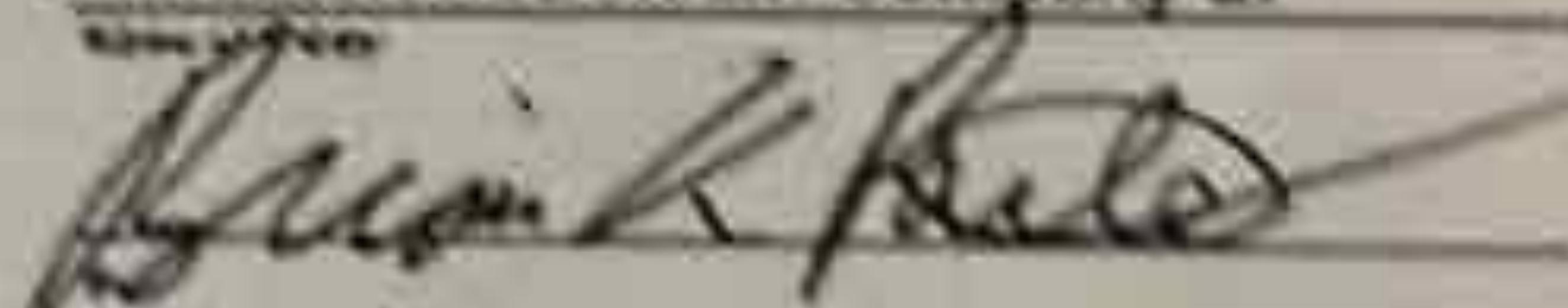
Name

Name

Name

Residence

4b. Entity Transferor

Marathon Petroleum Company LP


Brian K. Partee

5/17/2019

Senior Vice President of
MPC Investment LLC, its General Partner


Approved As To Form

This must be dated to be valid.

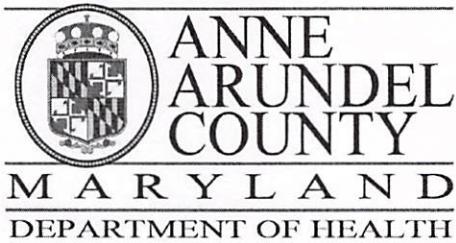
Note: This is only valid if it is filed on the date the property was transferred and is properly recorded with the Clerk of the Circuit.

To the Clerk of the Circuit: On or after this Form WH-AR should be considered a valid certification for purposes of Section 10-912
File No. 20190001 8801-8803 Ritchie Highway, Glen Burnie, MD 21060

State of Maryland Land Instrument Intake Sheet

Baltimore City County: Anne 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)

1 Type(s) of Instruments		<input type="checkbox"/> Check Box If Additional Intake Form is Attached.							
		1 Deed Deed of Trust	Mortgage Lease	Other	Other				
2 Conveyance Type Check Box		X Improved Real Area Length (1)	Unimproved Real Area Length (2)	Multiple Accounts Area Length (3)	Not an Area- Length Basis (4)				
3 Tax Exemptions (If applicable) Or in Explain Authority		Residential	Subject to IDOT adds collateral only, no new money advanced						
4 Consideration and Tax Calculations		Consideration Amount			Finance Office Use Only Transfer and Recordation Tax Consideration				
		Purchase Price/Consideration	\$ 2,000,000.00		Transfer Tax Consideration	\$			
		Any New Mortgage	\$ 1,500,000.00		X (1) 1% =	\$			
		Balance of Existing Mortgage	\$		Less Exempted Amount	\$			
		Other	\$		Total Transfer Tax	\$			
		Other	\$		Recordation Tax Consideration	\$			
		Full Cash Value	\$		X (1) 3 per \$100 =	\$			
5 Fees		Amount of Fees	Doc. 1		Doc. 2	Agmt.			
		Recording Charge	\$ 20.00		\$ 75.00				
		Surcharge	\$ 40.00		\$ 40.00	Tax Bill			
		State Recordation Tax	\$ 14,000.00		\$				
		State Transfer Tax	\$ 10,000.00		\$	C.R. Credit			
		County Transfer Tax	\$ 20,000.00		\$				
		Other	\$		\$	Ag. Tax/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)	Grantor/Liber/Petitioner	Map	Parcel No.	Var. LOC		
		05	05-000-12901600	277403466	0005	0124	<input type="checkbox"/> (d)		
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plot Ref.	Sub/Parcelage (4)	
								2.46 ac	
		Location/Address of Property Being Conveyed (2)							
		5801-5803 Ritchie Highway, Glen Burnie, MD 21060							
		Other Property Identifiers (If applicable)						Water Meter Account No.	
		Residential <input type="checkbox"/> or Non-Residential <input checked="" type="checkbox"/> Yes Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount: N/A							
		Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Description/Amt. of SqFt/Acreage Transferred: N/A							
		If Partial Conveyance, List Improvements Conveyed: N/A							
7 Transferred From		Doc. 1 – Grantor(s) Name(s)				Doc. 2 – Grantee(s) Name(s)			
		Marathon Petroleum Company LP				5803 Ritchie Highway (Glen Burnie), LLC			
		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 – Grantee(s) Name(s)				Doc. 2 – Grantee(s) Name(s)			
		5803 Ritchie Highway (Glen Burnie), LLC				J. Andrew Michael, Trustee			
						Brian Kasabolia, Trustee			
		New Owner's (Grantee) Mailing Address 2700 Loch Raven Road, Baltimore, MD 21218							
9 Other Names to Be Indexed		Doc. 1 – Additional Names to be Indexed (Optional)				Doc. 2 – Additional Names to be Indexed (Optional)			
						Manufacturers and Traders Trust Company			
10 Contact/Mail Information		Instrument Submitted By or Contact Person						<input type="checkbox"/> Return to Contact Person	
		Name: Angie Nasuta						<input type="checkbox"/> Hold for Review	
		Firm: The Alter Law Group, P.A.						<input type="checkbox"/> Return Address Pending	
		Address: 11350 McCormick Road, Executive Plaza I, Suite 302 Hunt Valley, MD 21031						Phone: (410) 828-8378	
11		IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER.							
Assessment Information		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Will the property being conveyed be the grantor's principal residence?						
		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Does transfer include personal property? If yes, identify: _____						
		X Yes <input type="checkbox"/> No <input type="checkbox"/>	Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).						
		Assessment Use Only – Do Not Write Below This Line							
		Terminal Verification		Agricultural Verification		Water	Gas	Trans. Process Verification	
		Transfer Number		Date Received		Deed Reference	Map	Assigned Property No.	
		Year	20	20		Gas	Map	Sub	
		Land			Zoning	Grid	Plat	Block	
		Buildings			Use	Parcel	Lot	Sec	
		Total			Term. C.R.	Ex. St.	Ex. C.R.	Des. C.R.	
		REMARKS							



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 that appears to read "BC".

DATE: December 4, 2025

RE: 6801 Ritchie Highway
Glen Burnie, MD 21061

NUMBER: 2025-0236-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance.

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

2025-0236-V

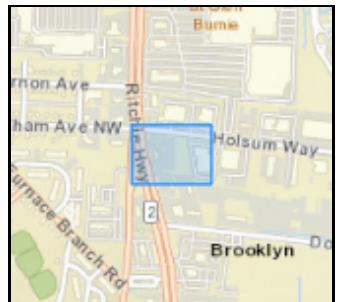
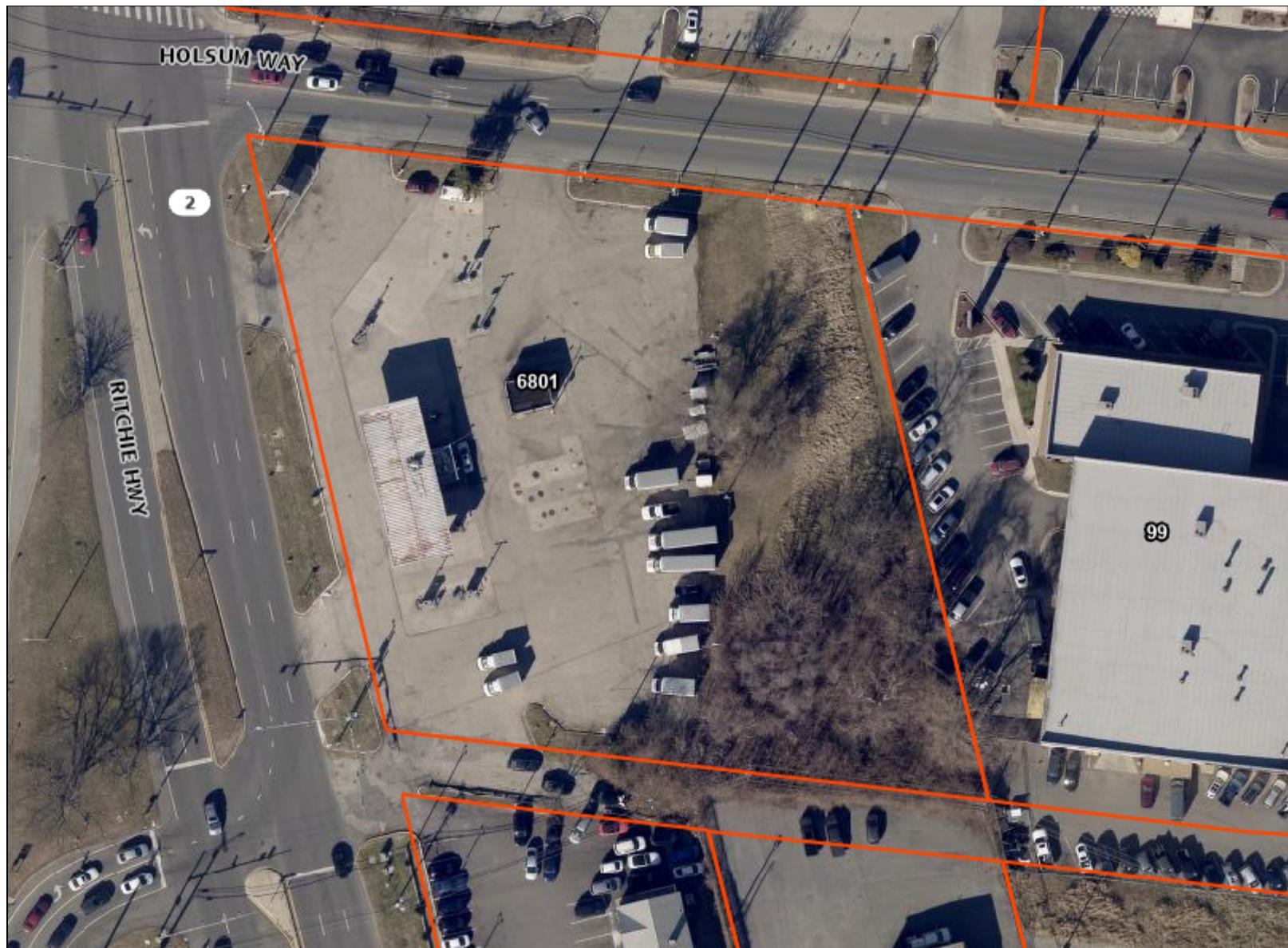
Menu Cancel Help

Task Details MDOT MAA		Due Date
Assigned Date	12/03/2025	12/24/2025
Assigned to	Shawn Ames	Assigned to Depar
Current Status	Complete w/ Comments	Status Date
Action By	Shawn Ames	12/04/2025
Comments	Project location is within BWI Marshall 4-mile radius. Applicant must file for an Airport Zoning Permit (AZP) with the Maryland Aviation Administration (MAA) Office of Planning and Environmental Services (OPES) in accordance with Code of Maryland (COMAR) 11.03.06.03A. Permit application can be accessed on MAA website under permits and forms tab. Once application is completed, it must be sent with available site plans to maaairportzoningpermit@bwiairport.com	
End Time	0.0	Hours Spent
Billable	No	Action by Departr
Time Tracking Start Date	MDOT MAA	Est. Completion D
In Possession Time (hrs)		<input type="checkbox"/> Display E-mail
Estimated Hours		<input checked="" type="checkbox"/> Display Comm
Comment Display in ACA		
<input checked="" type="checkbox"/> All ACA Users		
<input checked="" type="checkbox"/> Record Creator		
<input checked="" type="checkbox"/> Licensed Professional		
<input checked="" type="checkbox"/> Contact		
<input checked="" type="checkbox"/> Owner		

Task Specific Information

Expiration Date	Review Notes	Reviewer Name
Reviewer Phone Number	Reviewer Email	

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



0 50 100
ft



THIS MAP IS NOT TO BE
USED FOR NAVIGATION

Notes