

Vision Signs, Inc.
11384 Hill Street
Felton, PA 17322

October 14, 2023

Letter of Explanation for Zoning Variance For:

Lifebridge Investment Properties
7566 Ridge Road
Hanover, Maryland 21076

PARCEL ID#: 0008 0020 0293

Letter of Explanation for Zoning Variance/Sign Installation

Dear Planning & Zoning Members,

Vision Signs, Inc. is requesting a variance for the above address for the installation of three (3) facade signs on an existing structure/building. The reason for the variance application is that upon applying for a sign permit, an inspector of Anne Arundel County Zoning informed me that a variance was needed as the three signs outlined below will be installed on three separate parapet walls that after constructed rise above the existing roofline of the building.

1. The existing building is 3,485 square feet with road frontage of approximately 1,590 square feet +/-.
2. One sign will be installed on existing front parapet wall. The existing front parapet wall measures approximately 28 feet in length and approximately 4 feet in height.
3. The front sign will measure 54 square feet and will be installed in the center of the existing parapet wall 52 inches from each side and 36 inches from bottom to top.
4. One sign will be installed on existing back parapet wall. The existing back parapet wall measures approximately 28 feet in length and approximately 4 feet in height.
5. The rear sign will measure 54 square feet and will be installed in the center of the existing parapet wall 52 inches from each side and 36 inches from bottom to top.
6. One sign will be installed on existing side parapet wall. The existing side parapet wall measures approximately 24 feet in length and approximately 3 feet in height.
7. The side sign will measure 48 square feet and will be installed in the center of the existing parapet wall 6 feet from each side.
8. A sign permit has been applied for and paid in full for this installation (2596148 B02418308) and will be issued upon completion and approval of variance application.
9. This existing building was previously a Capital One Bank and has been purchased by Lifebridge Investment Properties for the use as an Expresscare Urgent Care

Center (deed included).

Vision Signs, Inc. will be installing the signage on the existing building/parapet walls in accordance with Anne Arundel County Planning and Zoning regulations and issued sign permit and is not responsible for the initial construction of the existing building/parapet walls.

Thank you for your consideration,

Sincerely,

Terry Slough
President
Vision Signs, Inc.



Proposed "Rear"
Identification Sign
Exhibit 3

Proposed
Identification Sign
Exhibit 2

Proposed "Front"
Identification Sign
Exhibit 1

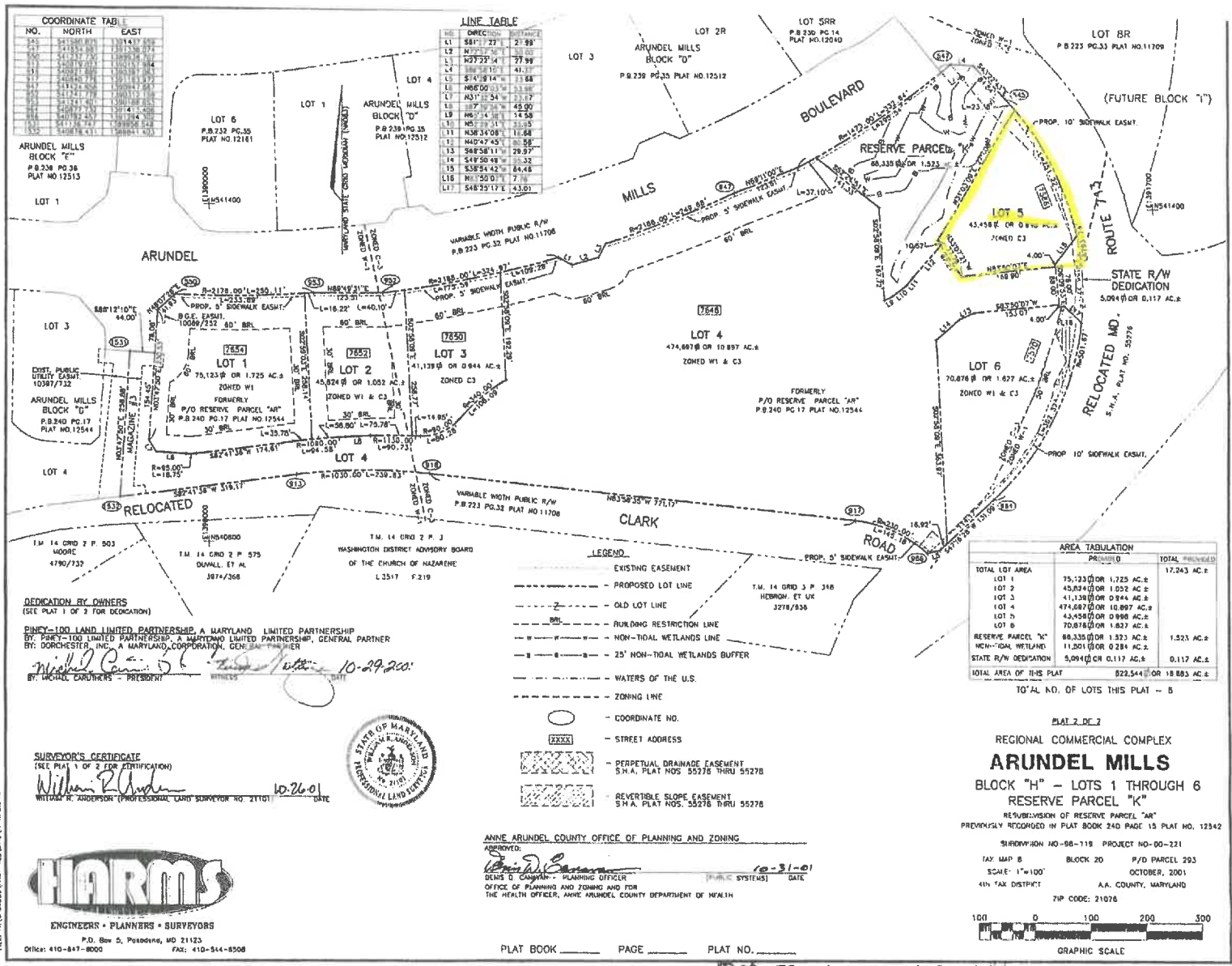
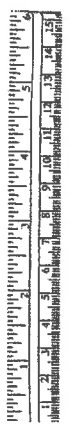
Tax Account Number: 400590213973

TEAGUE RD

713

713

713



COORDINATE TABLE

NO.	NORTH	EAST
1	1111.11	1111.11
2	1111.11	1111.11
3	1111.11	1111.11
4	1111.11	1111.11
5	1111.11	1111.11
6	1111.11	1111.11
7	1111.11	1111.11
8	1111.11	1111.11
9	1111.11	1111.11
10	1111.11	1111.11
11	1111.11	1111.11
12	1111.11	1111.11
13	1111.11	1111.11
14	1111.11	1111.11
15	1111.11	1111.11
16	1111.11	1111.11
17	1111.11	1111.11
18	1111.11	1111.11
19	1111.11	1111.11
20	1111.11	1111.11
21	1111.11	1111.11
22	1111.11	1111.11
23	1111.11	1111.11
24	1111.11	1111.11
25	1111.11	1111.11
26	1111.11	1111.11
27	1111.11	1111.11
28	1111.11	1111.11
29	1111.11	1111.11
30	1111.11	1111.11
31	1111.11	1111.11
32	1111.11	1111.11
33	1111.11	1111.11
34	1111.11	1111.11
35	1111.11	1111.11
36	1111.11	1111.11
37	1111.11	1111.11
38	1111.11	1111.11
39	1111.11	1111.11
40	1111.11	1111.11
41	1111.11	1111.11
42	1111.11	1111.11
43	1111.11	1111.11
44	1111.11	1111.11
45	1111.11	1111.11
46	1111.11	1111.11
47	1111.11	1111.11
48	1111.11	1111.11
49	1111.11	1111.11
50	1111.11	1111.11
51	1111.11	1111.11
52	1111.11	1111.11
53	1111.11	1111.11
54	1111.11	1111.11
55	1111.11	1111.11
56	1111.11	1111.11
57	1111.11	1111.11
58	1111.11	1111.11
59	1111.11	1111.11
60	1111.11	1111.11
61	1111.11	1111.11
62	1111.11	1111.11
63	1111.11	1111.11
64	1111.11	1111.11
65	1111.11	1111.11
66	1111.11	1111.11
67	1111.11	1111.11
68	1111.11	1111.11
69	1111.11	1111.11
70	1111.11	1111.11
71	1111.11	1111.11
72	1111.11	1111.11
73	1111.11	1111.11
74	1111.11	1111.11
75	1111.11	1111.11
76	1111.11	1111.11
77	1111.11	1111.11
78	1111.11	1111.11
79	1111.11	1111.11
80	1111.11	1111.11
81	1111.11	1111.11
82	1111.11	1111.11
83	1111.11	1111.11
84	1111.11	1111.11
85	1111.11	1111.11
86	1111.11	1111.11
87	1111.11	1111.11
88	1111.11	1111.11
89	1111.11	1111.11
90	1111.11	1111.11
91	1111.11	1111.11
92	1111.11	1111.11
93	1111.11	1111.11
94	1111.11	1111.11
95	1111.11	1111.11
96	1111.11	1111.11
97	1111.11	1111.11
98	1111.11	1111.11
99	1111.11	1111.11
100	1111.11	1111.11

LINE TABLE

NO.	DIRECTION	BEARING	DISTANCE
1	S81°27'27" E	2° 59'	10.00
2	N77°17'30" W	10.00	10.00
3	S77°27'14" W	77.99	10.00
4	S88°57'12" W	41.37	10.00
5	S74°01'14" W	1.58	10.00
6	N88°00'00" W	21.89	10.00
7	S81°27'27" E	10.00	10.00
8	N77°17'30" W	10.00	10.00
9	S77°27'14" W	45.90	10.00
10	N88°00'00" W	14.58	10.00
11	S81°27'27" E	1.52	10.00
12	N77°17'30" W	1.52	10.00
13	S77°27'14" W	1.52	10.00
14	N88°00'00" W	1.52	10.00
15	S81°27'27" E	84.48	10.00
16	N77°17'30" W	7.16	10.00
17	S77°27'14" W	43.61	10.00

AREA TABULATION

TOTAL LOT AREA	PREVIOUS		TOTAL PREVIOUS
	PLAT	AC.±	
LOT 1	75,123.00	OR 1,725 AC.±	17,243 AC.±
LOT 2	45,024.00	OR 1,052 AC.±	
LOT 3	41,139.00	OR 994 AC.±	
LOT 4	474,687.00	OR 10,997 AC.±	
LOT 5	45,458.00	OR 999 AC.±	
LOT 6	70,876.00	OR 1,627 AC.±	
RESERVE PARCEL "K"	88,335.00	OR 1,523 AC.±	1,523 AC.±
NON-TIDAL WETLAND	11,201.00	OR 0.284 AC.±	
STATE R/W DEDICATION	5,094.00	OR 0.117 AC.±	0.117 AC.±
TOTAL AREA OF THIS PLAT	822,544.00	OR 18,883 AC.±	

DEDICATION BY OWNERS
(SEE PLAT 1 OF 2 FOR DEDICATION)

SINCY-100 LAND LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP
BY: SINCY-100 LIMITED PARTNERSHIP, A WASHINGTON LIMITED PARTNERSHIP, GENERAL PARTNER
BY: DORCHESTER, INC., A MARYLAND CORPORATION, GENERAL PARTNER

William R. Anderson
BY: WILLIAM R. ANDERSON - PRESIDENT

William R. Anderson
WITNESS

10-29-01

SURVEYOR'S CERTIFICATE
(SEE PLAT 1 OF 2 FOR CERTIFICATION)

William R. Anderson
WILLIAM R. ANDERSON (PROFESSIONAL LAND SURVEYOR NO. 21101) DATE 10-26-01



- LEGEND**
- EXISTING EASEMENT
 - - - PROPOSED LOT LINE
 - - - OLD LOT LINE
 - - - BUILDING RESTRICTION LINE
 - - - NON-TIDAL WETLANDS LINE
 - - - 25' NON-TIDAL WETLANDS BUFFER
 - - - WATERS OF THE U.S.
 - - - ZONING LINE
 - COORDINATE NO.
 - XXXX STREET ADDRESS
 - PERPETUAL DRAINAGE EASEMENT S.H.A. PLAT NOS. 55276 THRU 55278
 - REVERTIBLE SLOPE EASEMENT S.H.A. PLAT NOS. 55276 THRU 55278

ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING

APPROVED: *Debra D. Carraway* 10-31-01
DEBRA D. CARRAWAY - PLANNING OFFICER (PUBLIC SYSTEMS) DATE

OFFICE OF PLANNING AND ZONING AND FOR THE HEALTH OFFICER, ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH

PLAT 2 OF 2

REGIONAL COMMERCIAL COMPLEX

ARUNDEL MILLS

BLOCK "H" - LOTS 1 THROUGH 6

RESERVE PARCEL "K"

RESUBDIVISION OF RESERVE PARCEL "AR"
PREVIOUSLY RECORDED IN PLAT BOOK 240 PAGE 15 PLAT NO. 12542

SHEDDEN/100-98-119 PROJECT NO-00-221

TAX MAP 8 BLOCK 20 P/O PARCEL 293

SCALE: 1"=100' OCTOBER, 2001

4th TAX DISTRICT A.A. COUNTY, MARYLAND

ZIP CODE: 21076

100 0 100 200 300

GRAPHIC SCALE

HARMS

ENGINEERS • PLANNERS • SURVEYORS

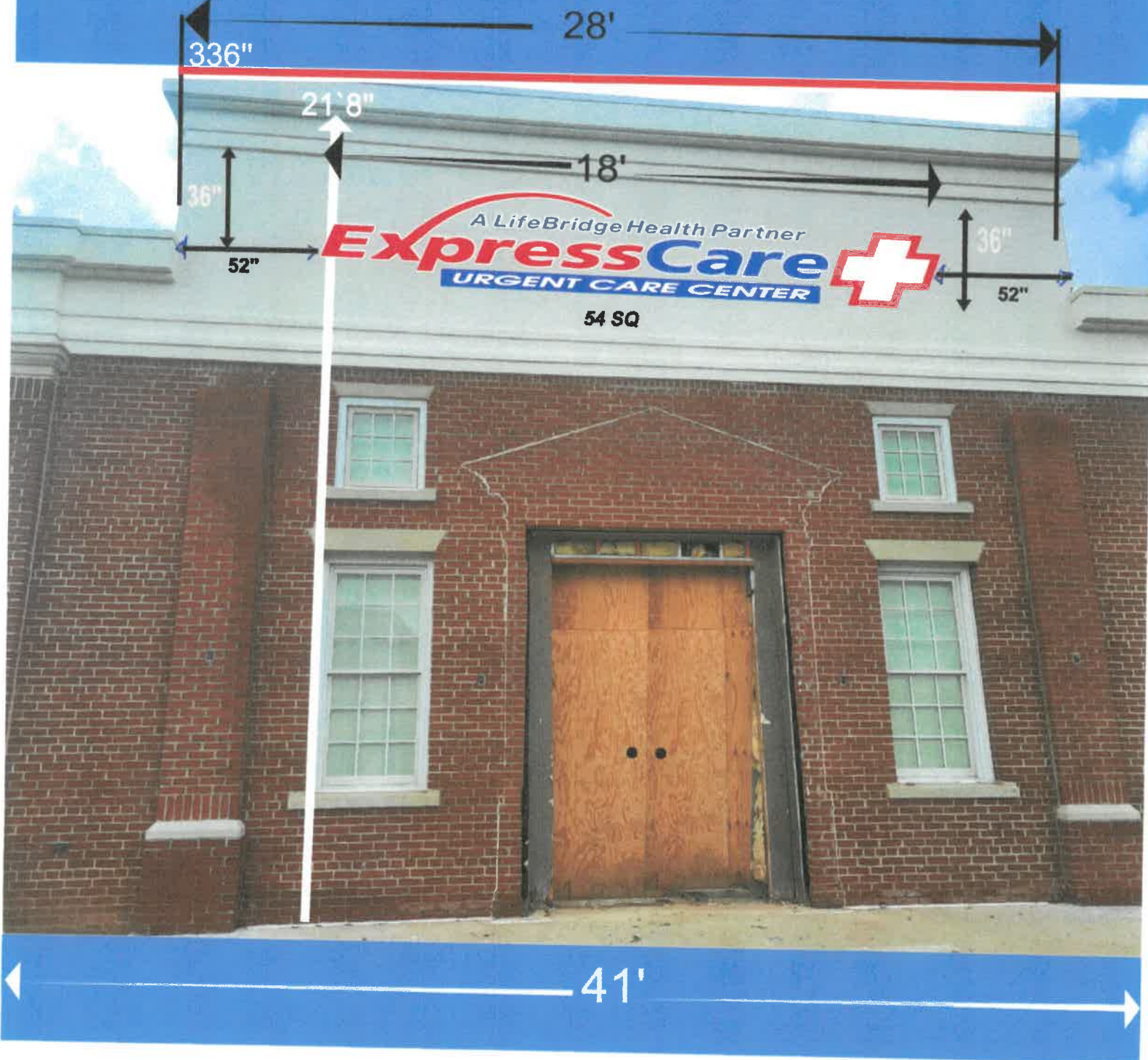
P.O. Box 5, Poolesville, MD 21123
Office: 410-847-8000 Fax: 410-514-8508

PLAT BOOK _____ PAGE _____ PLAT NO. _____

MSA SSU 1235-7929-2

PREPARED BY: D.A.D. CHECKED BY: K.B.B. W.D. NO.: 04-98-031A

The Front



The Back

33 1/2" 21'8"

28'

18'

A LifeBridge Health Partner
ExpressCare
URGENT CARE CENTER



36

54 SQ FT

41'





21'8"

24'

A LifeBridge Health Partner
ExpressCare 
URGENT CARE CENTER

192"

16'

sign 48 sq Ft

192"

41' X 85'

3,485 SQ FT