

August 28, 2024

Anne Arundel County Variance Committee

RE: Future Chase Bank – 595 Governor Ritchie Hwy, Severna Park MD

Dear Sir or Madam:

Chase Bank is making a major investment in the community by building this branch in the Severna Park Marketplace Shopping Center. We will bring additional jobs and a lot of community involvement in the center, which will lead to additional commerce for our new retail neighbors.

I am writing this letter to request your approval of additional signs at this location. As a Lessee, we are allowed two building signs which we will install on the front of the building facing Governor Ritchie Hwy, and on the right side of the building facing McKinsey Rd.

We are respectfully requesting two additional building signs on the left and rear elevations of the building, and a monument sign that will be installed perpendicular to Governor Ritchie.

Below is our hardship explanation and our reasoning for this request.

Building Signs:

Severna Park Marketplace is a large multi-tenant shopping center with a lot of activity on any given day and at any time of the day. Our building is parallel to Governor Ritchie Hwy, and is very close to that road. The main buildings that make up the Shopping Center near our building are not parallel to the road, and in fact get further from Governor Ritchie Hwy as they approach our building.

For potential customers shopping directly behind our building they can only see that the bank is there if there is a sign on the rear of the building. Additionally, traffic driving on McKinsey Rd towards Governor Ritchie Hwy will be able to see the bank building with a sign on the rear of the building well before they are at the building.

For potential customers shopping further to the left of our building they can only tell that the bank is there by seeing a sign on the left side of our building.

To avoid any traffic situations in the parking lot, and to allow us to be seen by current and future customers we request the addition of two additional signs – one on the left side of the building and one on the rear of the building. We do not think this will detract at all from the aesthetic of the mall and the additional signs will not be seen from traffic on Governor Ritchie Hwy.

Monument Sign:

It might be argued that with four signs on the building there is no need for a monument sign at this location; however if one were to drive either north or south on Governor Ritchie Hwy they would realize that a monument sign at this location could actually prevent quick stops and even future accidents.

When driving north, because of the trees, and some other businesses which are setback the same distance as the bank's building, you do not really see the bank until you are right at McKinsey Rd. At that point in time it would be too late to get into the right lane to turn right onto McKinsey Rd. at this busy intersection, which may result in traffic difficulties. If there were a monument perpendicular to Governor Ritchie Hwy, it could be seen from a distance and allow traffic to make decision prior to this intersection and be in the right lane well ahead of McKinsey Rd.

When driving south it is a similar situation. You cannot see the building until you are right in front of it, which has the possibility of causing sudden stops and erratic driving to make a left turn onto McKinsey Rd. A monument sign in front of the building provides ample extra time to see the bank's name and calmly move into the left lane to make the left turn onto McKinsey Rd.

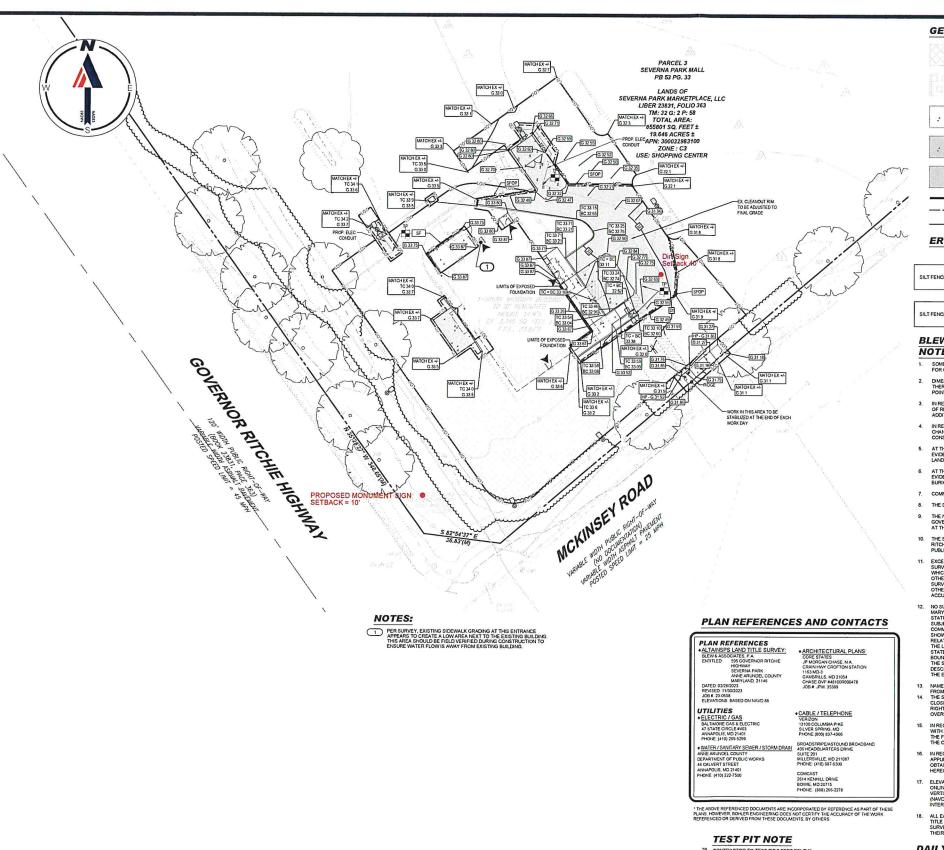
We feel that not being allowed these additional signs represents a hardship to the bank's business and if the request is granted there is no hardship created to the general public by granting this request.

We thank you for your consideration of our request.

Sincerely,

Vallarie Bhuthongkum

VP Of JPMorgan Chase Bank, NA



OWNER

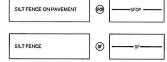
DEVELOPER

TOTAL LOD = 4,950 SF OR 0.11 AC

GENERAL LEGEND



EROSION AND SEDIMENT CONTROL LEGEND



BLEW & ASSOCIATES SURVEY NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- IN REGARDS TO TABLE A, ITEM 16 THERE WAS NO OBSERVABLE EVIDENC OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
- IN REGARDS TO TABLE A, ITEM 17 THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
- AT THE TIME OF THE ALTA SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
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- COMPLETED FIELD WORK WAS FEBRUARY 16, 2023
- 8 THE DISTANCES SHOWN HEREON ARE UNITS OF CROUND MEASUREMENT
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF GOVERNOR RITCHIE HIGHWAY AND MCKINSEY ROAD, WHICH IS LOCATED AT THE SOUTHERNMOST CORNER OF THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO GOVERNOR RITCHIE HIGHWAY, LEELYN DRIVE AND MCKINSEY ROAD. Each BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.
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- MOSURATION OR ANY OTHER PERSON OTHER THAN A LICENSED THE NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED MARYLAND ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY (THE SUBJECT PROPERTY). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED THE SCHEDULE BILL SCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOULDARIES AND PHYSICAL OBJECTIONS IN RELATION THERE TO, TO THE EXTENT THAT THE SURVEY INDICATES THAT RELATION THERE TO, TO THE EXTENT THAT THE SURVEY INDICATES THAT STATEMENT IS ONLY INTERNED TO INDICATE THAT PROPERTY OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO THE SURVEY PROPERTY OR THE ENDOCEDABLE TO RESCRIBE HOW SUCH HISTORIUM THAT SECTION THE SUBJECT PROPERTY OR THE SURVEY PROPERTY OR THE ENDOCEDABLE TO RESCRIBE HOW SUCH HISTORIUM HIST APPECTS THE SUBJECT PROPERTY OR THE ENDOCEDABLE TO RESCRIBE HOW SUCH HISTORIUM HISTORIUM THE SUBJECT PROPERTY OR THE ENDOCEDABLE TO RESCRIBE HOW SUCH HISTORIUM HISTORIUM THE SUBJECT PROPERTY OR THE ENDOCEDABLE TO RESCRIBE HOUSE OF SUCH HISTRUMENT.
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DAILY STABILIZATION NOTE

CONTRACTOR SHALL ONLY DISTURB THAT AREA WHICH CAN BE COMPLETED AND STABILIZED BY THE END OF EACH WORKING DAY. STABILIZATION SHALL BE AS FOLLOWS:

FOR AREAS TO BE PAVED, THE APPLICATION OF STONE BASE
 FOR AREAS TO BE VEGETATIVELY STABILIZED
 A PERMANENT SEED AND SOIL STABILIZATION MATTING OR SOD FOR
 ALL STEEP SLOPES, CHANNELS OR SWALES
 PERMANENT SEED AND MULCH FOR ALL OTHER AREAS.

ANY AREAS WHICH CANNOT BE STABILIZED BY THE END OF EACH WORKING DAY MUST HAVE SILT FENCE INSTALLED ON THE DOWN SLOPE SIDE

SITE GRADING NOTES

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LOCATION MAP

- THE CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. THE CONTRACTOR MUST SUPPLY A COPY OF APPROVALS TO THE ENGINEER OF RECORD AND THE OWNER PRIOR TO THE CONTRACTOR COMMERCING ANY WORK.
- THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFYING EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRICE TO COMMENCING, ANY CONSTRUCTIONS SHOULD EXCREPANCIES ENTWEEN THE FLANS AND INFORMATION OBTAINED THROUGH FIELD VERIFICATION BE IDENTIFIED OR EXIST, THE CONTRACTOR MUST IMMEDIATELY NOTIFICIAL ENGINEER OF RECORD, IN WRITING.
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- ALL DISTURBED AREAS SHALL BE STABILIZED OR COVERED AT THE END O EACH DAY AND NO STOCKPILING DIRT ON SITE.
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- CONTRACTOR IS TO RESTORE ANY SIDEWALKS, CURBS, AND ASPHALT DAMAGES DURING CONSTRUCTION.

UTILITY NOTES:

- SEE MEP DRAWINGS FOR ELECTRICAL, GAS AND TELECOMMUNICATION UTILITY CONNECTION LOCATIONS.

QUANTITY TAKEOFFS

SILT FENCE ON PAVEMENT: 185 LF.
SILT FENCE: 55 LF.
STANDARD CONSTRUCTION ENTRANCE: 1 EA. (IF REQUIRED)

EARTH WORK (OVERALL) CUT = 5 CU. YD. FILL = 8 CU. YD. FILL = 8 CU, YD. TOTAL (FILL) = 3.00 CU, YD.

EARTH QUANTITIES ABOVE ARE FOR SEDIMENT CONTROL USE ONLY. CONTRACTOR SHALL NOT RELY ON THESE FIGURES FOR ESTIMATING AND BONDING PURPOSES





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It's fast. It's free. It's the law. NOT APPROVED FOR

CONSTRUCTION

CONSTRUCTION **DOCUMENTS**



595 GOVERNOR RITCHIE HWY TAX MAP 32, GRID 02, PARCEL 58 ELECTION DISTRICT: 03 TAX ASSESSMENT DISTRICT #3 ZONE: C3

BOHLER

01 DULANEY VALLEY ROAD, SUITE 801 TOWSON, MARYLAND 21204 Phone: (410) 821-7900 Fax: (410) 821-7987

B.R. ROWE

PROFESSIONAL ENGINEER PROFESSIONAL ENGINEER

PROFESSIONAL CERTIFICATION

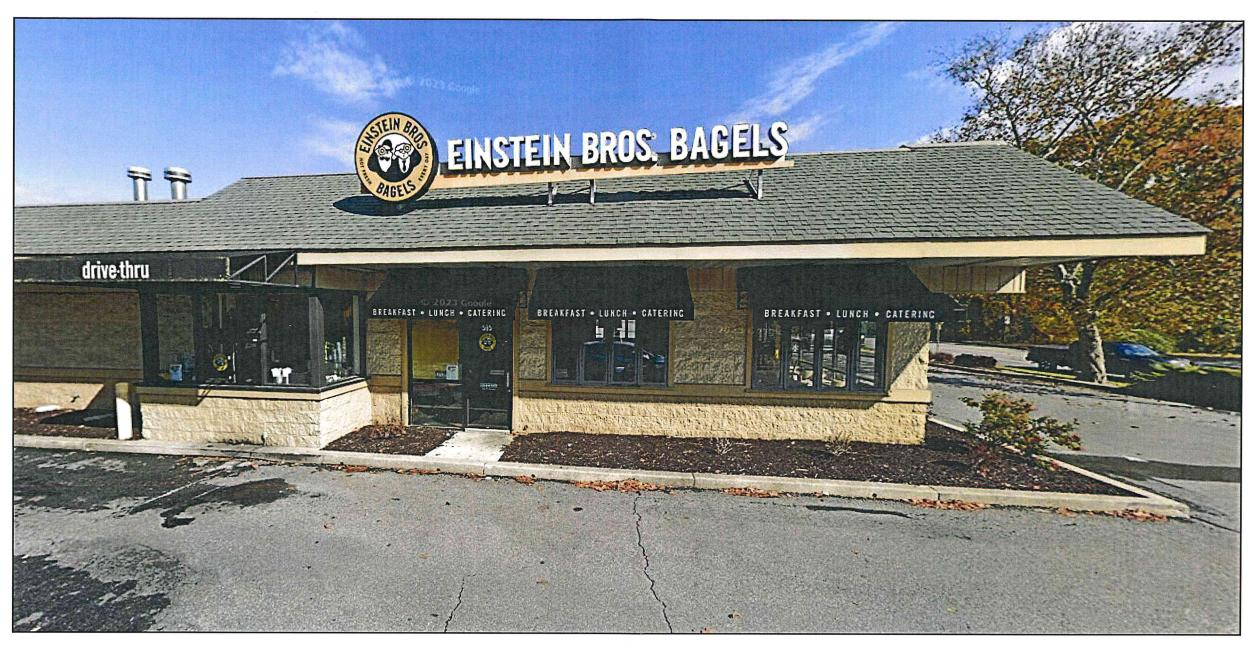
I, BRANDON R ROWE, HEREBY CERTIFY THAT THESE

DOCUMENTS WERE PREPARED OR APPROVED BY ME, AN
THAT I AM A DULY LICENSED PROFESSIONAL COMMENTS. UNDER THE LAWS OF THE STATE OF MARYLAND,

STANDARD **GRADING** PLAN

C-401

REVISION 1 - 5/22/24



EXECUTIVE SUMMARY

(1) MONUMENT additional approval required

(3) CHANNEL LETTERS

(1) CHANNEL LETTERS additional approval required

(1) ATM SURROUND

AOR - Core States Group

Chase Designer - Walter Plavsik

Sign Co - PSG - PSCo



Drawing #: A39182

NOTE

Added G01 Removed I10 03.05.24

03.12.24 Updated Elevations





Address: 595 Governor Ritchie Hwy, Severna Park, MD 21146

Project Name:

Sign Package - Permitting

son: John Kelly (301) 831-7530 Ext. 101 jkelly@dms-signs.com Sales Person:

Designer: John Wyne johnwynedms@gmail.com

Delivery Type: Revisions:

Installed Date:

8.21.24

Status: DRAFF Page #:

1/8



SIGN CONNECTION, INC.

102 LOOK OF A PROPERTY OF A PROPERT

CHASE

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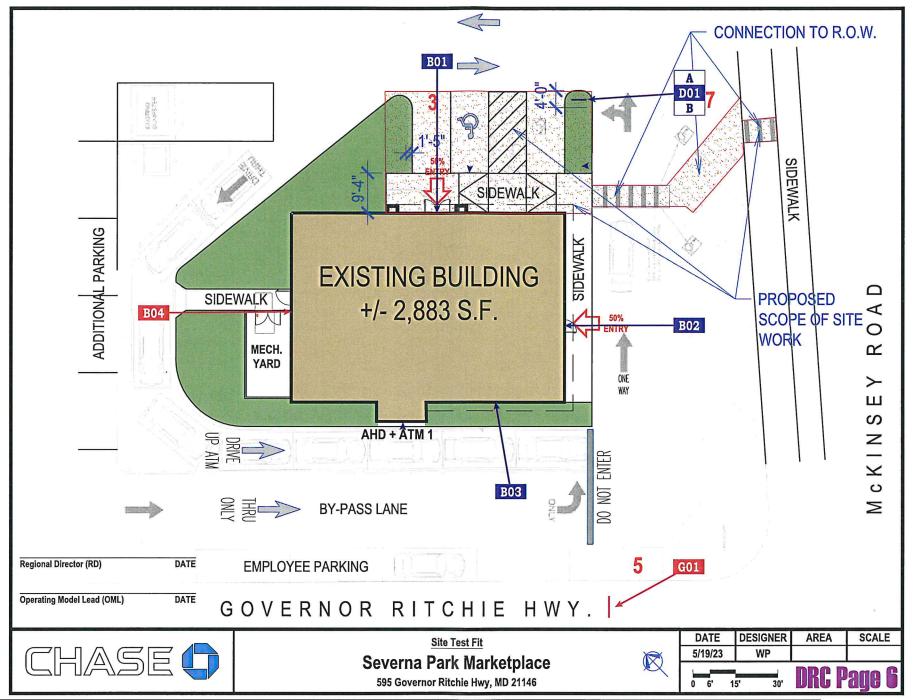
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Status:

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Page #: 2/8

Site Plan



EXTERIOR SCOPE OF WORK								
SIGN ID	ELEVATION	SIGN TYPE	DESCRIPTION	SQ FT	ADD'L APPRV			
G01	Southwest	M-40-RE	Double-Faced Illuminated Monument	47.2	Yes			
B01	Northeast	LIF-WBO-24-LED	White w/ Blue Octagon Illum Channel Letters	36.9				
B01.1	Northeast	CHS.PP_RW_24LTR	Raceway for 24" Letterset Installed Behind Parapet					
B02	Southeast	LIF-WBO-24-LED	White w/ Blue Octagon Illum Channel Letters	36.9				
B02.1	Southeast	CHS.PP_RW_24LTR	Raceway for 24" Letterset Installed Behind Parapet					
B03	Southwest	LIF-WBO-24-LED	White w/ Blue Octagon Illum Channel Letters	36.9				
B03.1	Southwest	CHS.PP_RW_24LTR	Raceway for 24" Letterset Installed Behind Parapet					
B04	Northwest	LIF-WBO-24-LED	White w/ Blue Octagon Illum Channel Letters	36.9	Yes			
B04.1	Northwest	CHS.PP_RW_24LTR	Raceway for 24" Letterset Installed Behind Parapet		Yes			
D01	Northeast	D-5-RE	Double-Faced Non-Illuminated Directional	5.7				



CHASE	0
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3/8

Elevations / Materials







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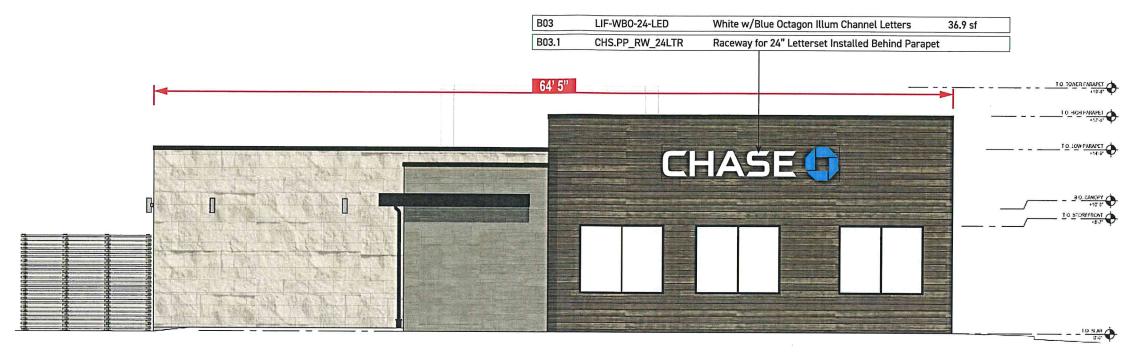
Status: DRAFT Page #:

4/8

Project Name:

Sign Package - Permitting

8.21.24



Southwest Elevation



















Prepared For:



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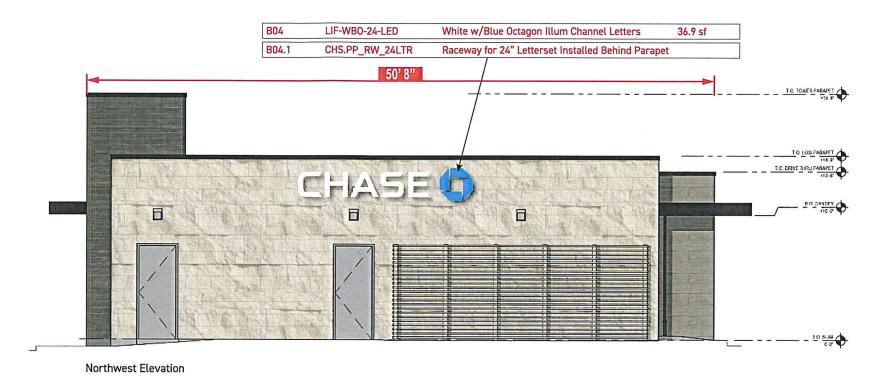
Designer: John Wyne johnwynedms@gmail.com

Delivery Type: **Revisions:** Installed Date:

8.21.24

Status: DRAFT Page #: 5/8





















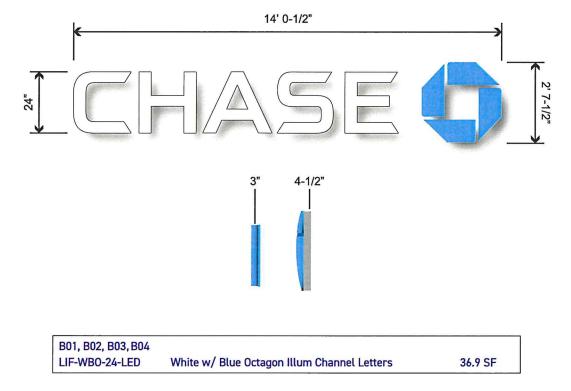


johnwynedms@gmail.com

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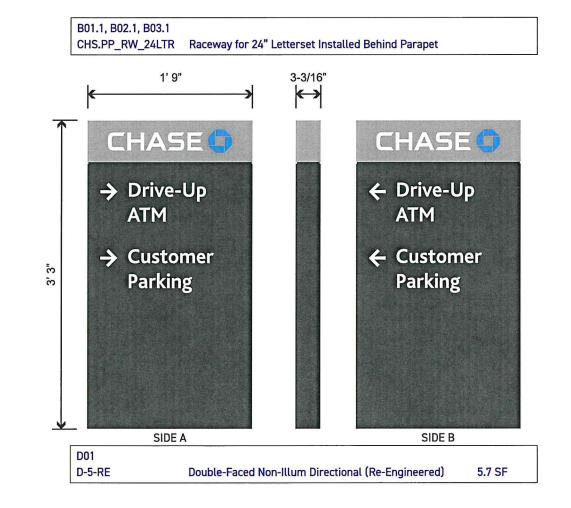
Date:

Exterior Signage





For Reference Only







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Page #:



NOTE: Stone base to match building.

G01
M-40-RE Double-Faced Illuminated Monument 47.2 SF





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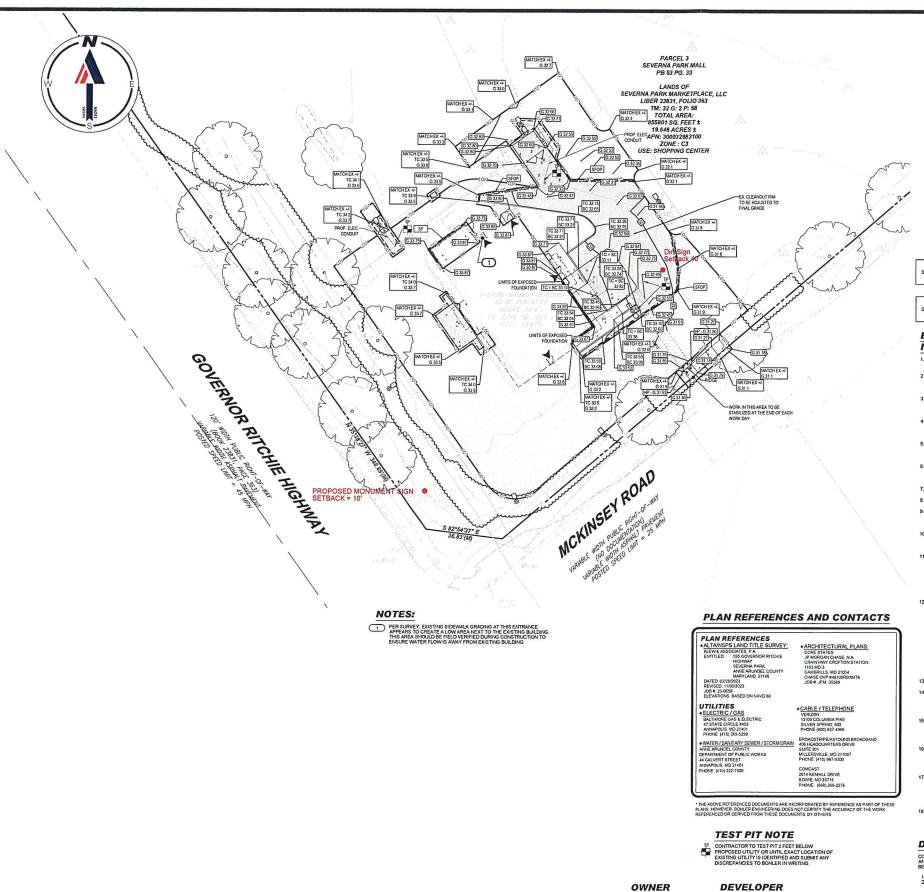
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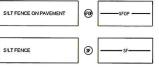
OWNER

TOTAL LOD = 4,950 SF OR 0.11 AC

GENERAL LEGEND



EROSION AND SEDIMENT CONTROL LEGEND



BLEW & ASSOCIATES SURVEY NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- IN REGARDS TO TABLE A, ITEM 16 THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
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SITE Cove

LOCATION MAP

SITE GRADING NOTES

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UTILITY NOTES:

- I. SEE MEP DRAWINGS FOR ELECTRICAL, GAS AND TELECOMMUNICATION UTILITY CONNECTION LOCATIONS.

QUANTITY TAKEOFFS

SILT FENCE ON PAVEMENT: 185 LF.
SILT FENCE: 55 LF.
STANDARD CONSTRUCTION ENTRANCE: 1 EA. (IF REQUIRED)

EARTH WORK (OVERALL)
CUT = 5 CU, YD.
FILL = 6 CU, YD.
TOTAL (FILL) = 3.00 CU, YD.

EARTH QUANTITIES ABOVE ARE FOR SEDIMENT CONTROL USE ONLY, CONTRACTOR SHALL NOT RELY ON THESE FIGURES FOR



EGIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF R OF PROR TO THE START OF CONSTRUCTION FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CON ANCE OF PALL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE GROW



REVISIONS

EV	DATE	COMMENT	DRAWN	
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ALWAYS CALL 811 It's fast, It's free, It's the law.

NOT APPROVED FOR CONSTRUCTION

CONSTRUCTION **DOCUMENTS**

Chase • SEVERNA PARK MARKETPLACE

595 GOVERNOR RITCHIE HWY SEVERNA PARK, MD 21146 TAX MAP 32, GRID 02, PARCEL 58 ELECTION DISTRICT: 03 TAX ASSESSMENT DISTRICT #3 ZONE: C3

BOHLER/

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B.R. ROWE

PROFESSIONAL ENGINEER MAYLA DICEISE IN 4009
PROFESSIONAL CERTIFICATION
RANDON R. ROWE, HEREBY CERTIFY THAT THESE
MENTS WERE PREPARED OR APPROVED BY ME. A
LALA DILLY ENCORPORESSIONAL BENDINGS

STANDARD **GRADING** PLAN

C-401

REVISION 1 - 5/22/24