



Kinley R. Bray ✦ 443-569-5974 ✦ kbray@yvslaw.com

December 17, 2024

Ms. Sterling Seay
Anne Arundel County
Office of Planning and Zoning
2664 Riva Road, 3rd Floor
Annapolis, MD 21401

Re: PRE-FILE APPLICATION/Variance for offsite directional sign, 97
Mountain Road, Pasadena, Tax Map 16, Grid 15, Parcels 1036 and 873 (the
"Property")/Letter of Explanation

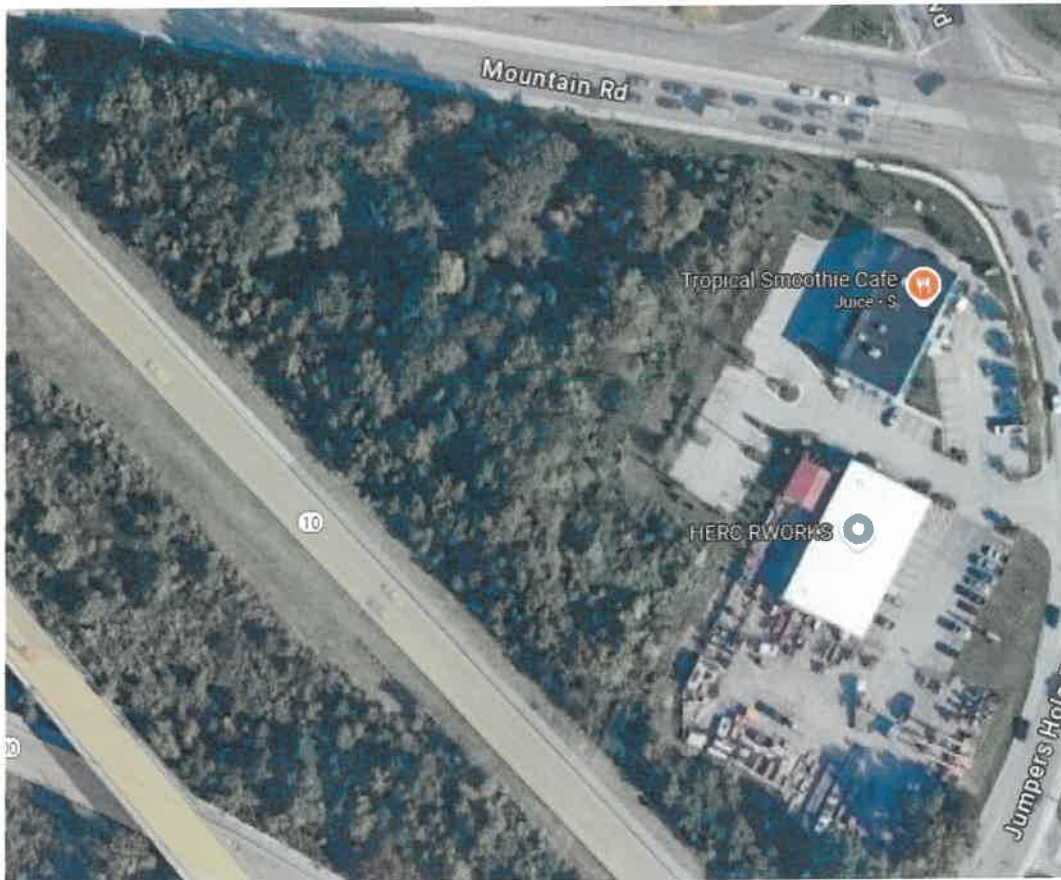
Dear Ms. Seay:

We represent Pasadena Mountain Rd Developers LLC, the developer of the Property (the "Applicant"), regarding the enclosed variance application, which seeks relief from certain zoning regulations to construct an offsite directional sign adjacent to the Property.

Description of the Property

The Property comprises approximately 2.59 acres at the intersection of Mountain Road and Jumpers Hole Road in Pasadena. A copy of the recent Lot Consolidation Deed for the Parcel is attached hereto as **Exhibit A**. ("Lot Consolidation Deed"). Both Mountain Road and Jumpers Hole Road are classified as a Minor Arterial Roads on the County's Functional Road Classification Map.





















The Property is currently unimproved except for a small portion on the easternmost side that is improved with parking for the adjacent lot. An aerial photograph showing existing conditions of the Property is attached as **Exhibit B**. The Property is accessed both from the existing Jumpers Hole connection and the proposed right-in, right-out only entrance and exit along Mountain Road. The Property will be accessed from Jumpers Hole Road via a connecting ingress/egress driveway through the adjacent property to the east, 8000 Jumpers Hole Road and 8004 Jumpers Hole Road. 8000 Jumpers Hole Road is improved by a mixed use commercial building, Severn River Business Center. Current tenants include Chesapeake Salons, Farmers Insurance, and Tropical Smoothie Café. 8004 Jumpers Hole Road is improved with another commercial building and storage yard occupied by Rental Works. The Wawa driveway cuts between these two commercial buildings. The connecting driveway goes through the adjacent property (8000 Jumpers Hole Road) and splits into ingress-only and egress-only driveways leading to and from the Wawa site. The access road to the Property from Jumpers Hole already exists as shown below.

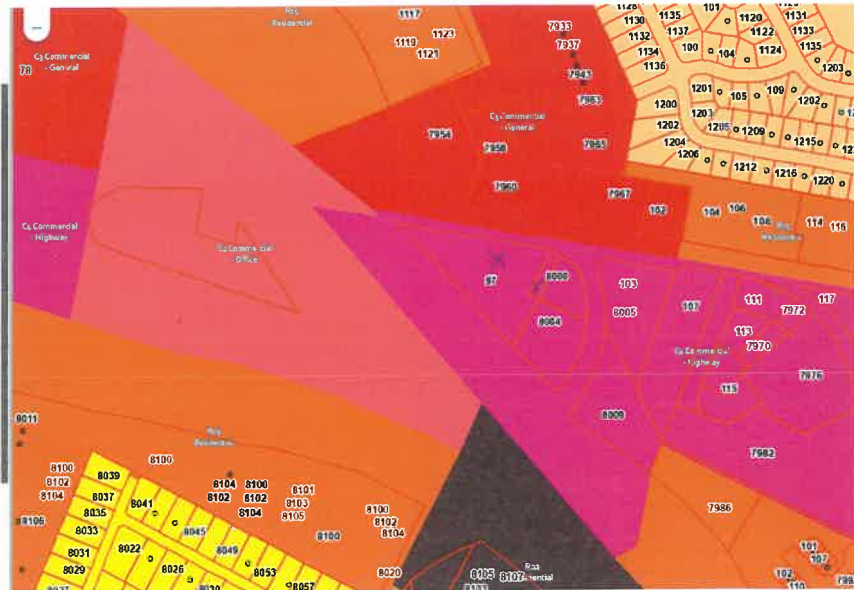


The Property is classified in the C4- Highway Commercial District. A gas station is permitted as a conditional use in the C4 District, and a convenience store is a permitted as accessory use, customarily found and incidental to gas stations. The Property is located within a Priority Funding Area and within a designated Targeted Growth Area. The surrounding neighborhood is characterized by commercial retail and office uses. The immediately adjacent parcels and those parcels along the southerly side of Mountain Road are also classified within the C4 District. Properties along the north side of Mountain Road across from the Property are zoned C3 District.

Planning - Zoning

Zoning

-  C1 Commercial - Local
-  C2 Commercial - Office
-  C3 Commercial - General
-  C4 Commercial - Highway
-  City of Annapolis
-  MA1 Community Marina
-  MA1-B Neighborhood Marina
-  MA2 Light Commercial Marina
-  MAB Nauti Club
-  MB General Commercial Marina
-  MC Heavy Commercial Marina
-  MND-C Mixed Use Commercial
-  MND-E Mixed Use Employment
-  MND-R Mixed Use Residential
-  MND-T Mixed Use Transit
-  OS Open Space
-  OTC-C Odenton Town Center Core
-  OTC-E Odenton Town Center East Odenton Village Mix
-  OTC-M Odenton Town Center Fort Meade Business Mix
-  OTC-H Odenton Town Center Historic



In order to develop the Property as proposed on the plan, the Applicant is requesting a variance from the sign regulations found in § 18-3-303(c) of the Code. The gas station and convenience store will comply with all relevant bulk regulations for the C4- Highway Commercial District. Specifically, the Applicant seeks a variance from the following requirement:

A variance is requested from the provisions of Code § 18-3-303(c) to allow a directional sign not located within the lot lines of the use to which it refers but to be located on the adjacent property. A directional sign may be located within a County right of way to the extent permitted by Code § 18-3-305 and § 18-3-306, but the Applicant proposes a directional sign on the adjacent property to the east (Parcel 493-R, Tax ID: 02-03-90014169, owned by 8004 Jumpers LLC). Authorization from 8004 Jumpers LLC is attached hereto as **Exhibit C**.

THE PROPOSED SIGNAGE

The proposed directional sign consisting of 2.7 square feet will alert drivers traveling both north and south along Jumpers Hole Road of the entrance for the Wawa. The text that will be installed on both sides of the sign reads “Wawa Enter.” The proposed offsite directional sign measurements are shown below and the entire signage plan for the project is attached hereto as **Exhibit D**. The directional sign plan and dimensions are described on page 2 of **Exhibit D**. As shown on **Exhibit D**, the offsite directional sign will measure 20 inches by 20 inches for the copy section of the sign, with the white trim at the top of the sign measuring 22 inches in length. The total height of the directional sign is 32 inches.

Variance Required

Prohibited Signs; location; removal from County rights-of-way (§ 18-3-303)

Pursuant to § 18-3-303(c), a sign shall be located within the lot lines of the use to which it refers, except that a directional sign may be located within a County right-of-way to the extent permitted by § 18-3-305 and § 18-3-306. The proposed gas station seeks to have a directional sign along Jumpers Hole Road outside of the County right-of-way.

The Variance Criteria

Section 18-16-305 of the Code sets forth the requirements for granting a zoning variance. Variances may be granted when 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 only be granted if the Administrative Hearing Officer affirmatively finds the following:

- (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.

Code § 18-16-305(a)(1) & (2). Additionally, the Administrative Hearing Officer must also find that:

- (1) the variance is the minimum variance necessary to afford relief; and
- (2) the granting of the variance will not:
 - (i) alter the essential character of the neighborhood or district in which the lot is located;
 - (ii) substantially impair the appropriate use or development of adjacent property;
 - (iii) reduce forest cover in the limited development and resource conservation areas of the critical area;
 - (iv) be contrary to acceptable clearing and replanting practices required for development in the critical area or a bog protection area; nor
 - (v) be detrimental to the public welfare.

Code, § 18-16-305(c).

Compliance with the County's Variance Requirements

The Applicant seeks a variance from the sign regulations and submits that this request meets the requirements of the County's variance provisions, as detailed below.

- (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 Administrative Hearing Officer should make both of these findings as a result of the unique configuration of the Property, specifically the access driveway to enter and exit the Property. The sign will be visible to traffic traveling in both directions on Jumpers Hole Road. The directional sign will be illuminated so that it is visible to traffic and will not cast excess light pollution or distract drivers' attention away from the road.

The unique location of the access drive to the site necessitates directional signage along Jumpers Hole Road. The drive aisle entrance to the Wawa cuts between two large commercial buildings, each with signage of their own. The directional sign will inform drivers of the specific location of the entrance driveway as Wawa has limited visibility from the road. The Wawa site is significantly setback from Jumpers Hole and due to its location behind two other commercial buildings, may be difficult for drivers to spot. Additionally, due to the curve of the road, drivers traveling north on Jumpers Hole Road would not see a directional sign located on the adjacent property to the northeast, 8000 Jumpers Hole Road. By the time drivers saw the Wawa entrance sign it would be too late to turn in. This further supports the need for the directional sign on the adjacent property with a street address of 8004 Jumpers Hole Road, rather than the property on which the access driveway is actually located, 8000 Jumpers Hole Road. These exceptional circumstances create practical difficulties in conforming with the directional signage provisions of the Code.

The variance is the minimum variance necessary to afford relief. Code, § 18-16-305(c)(1).

The Applicant proposes an offsite directional sign smaller than the maximum permitted (2.7 square feet as opposed to 6 square feet). The sign is only large enough to be visible to traffic traveling in both directions on Jumpers Hole Road. The sign will inform drivers of the specific location of the entrance driveway as there is limited visibility from the road and the driveway is located between two other commercial properties. Additionally, the Applicant is only requesting one directional sign in total for the project. The Applicant has minimized this variance request.

The variance will not alter the essential character of the neighborhood or district in which the lot is located. Code, § 18-16-305(c)(2)(i).

The Applicant submits that the essential character of the Property and surrounding neighborhood is a high-traffic volume commercial character. The requested variances will not alter the character of the neighborhood or district in which this Property is located. The proposed sign is modest in size and of high quality construction and nature.

The variance will not substantially impair the appropriate use or development of adjacent property. Code, § 18-16-305(c)(2)(ii).

The adjacent properties are already developed. The limited variance relief will not impair the appropriate use or development of these adjacent properties. The small freestanding entrance sign will have no impact on the use or development of adjacent properties and will help drivers determine the location of the correct driveway for Wawa access, reducing the confusion due to the driveway's location between two other commercial buildings. The sign simply provides information to those looking for the Wawa entrance.

The variances would not reduce forest cover in the limited development and resource conservation areas of the critical area. Code, § 18-16-305(c)(2)(iii).

The Property is not located within the critical area, so this requirement is inapplicable.

The variance would not be contrary to acceptable clearing and replanting practices required for development in the critical area or a bog protection area. Code, § 18-16-305(c)(2)(iii).

The Property is not located within the critical area or bog protection area, so this requirement is inapplicable.

The variance will not be detrimental to the public welfare. Code, § 18-16-305(c)(2)(v).

The granting of the variance will benefit the public welfare because it will inform all patrons, including emergency responders, of its access location. The modest directional sign will not, in any way, distract drivers or interfere with commercial businesses or residences in the area.

Request for Variance to Extend the Time to Obtain a Building Permit

We are also requesting that the Administrative Hearing Officer grant variance approval to extend the required 18-month period provided in Code § 18-16-405(a) for the Applicant to obtain a building permit. Designing and processing the new gas station and convenience store plans through the County plan review and permit process will require extensive agency coordination and responses from the Applicant's team. Therefore, due to the character of the proposed project, we respectfully request a variance for an additional 18-month period to obtain a building permit. We believe this request meets the variance approval standards discussed above.

The Applicant also requests as a condition of any variance approval that it be permitted to make modifications to the signage plan to address comments by the County during the plan and permit review process, so long as no greater variances are required for such modifications.

Conclusion

For the foregoing reasons, and for good cause shown, cause shown, the Applicant respectfully requests variance approval to allow for the directional sign to be placed on the adjacent property and for an eighteen (18) month time extension to obtain a building permit.

Should you have any questions regarding the enclosed variance application, please contact me at kbray@yvslaw.com or 443-569-5974. We look forward to your comments and appreciate your considered review of the proposed application.

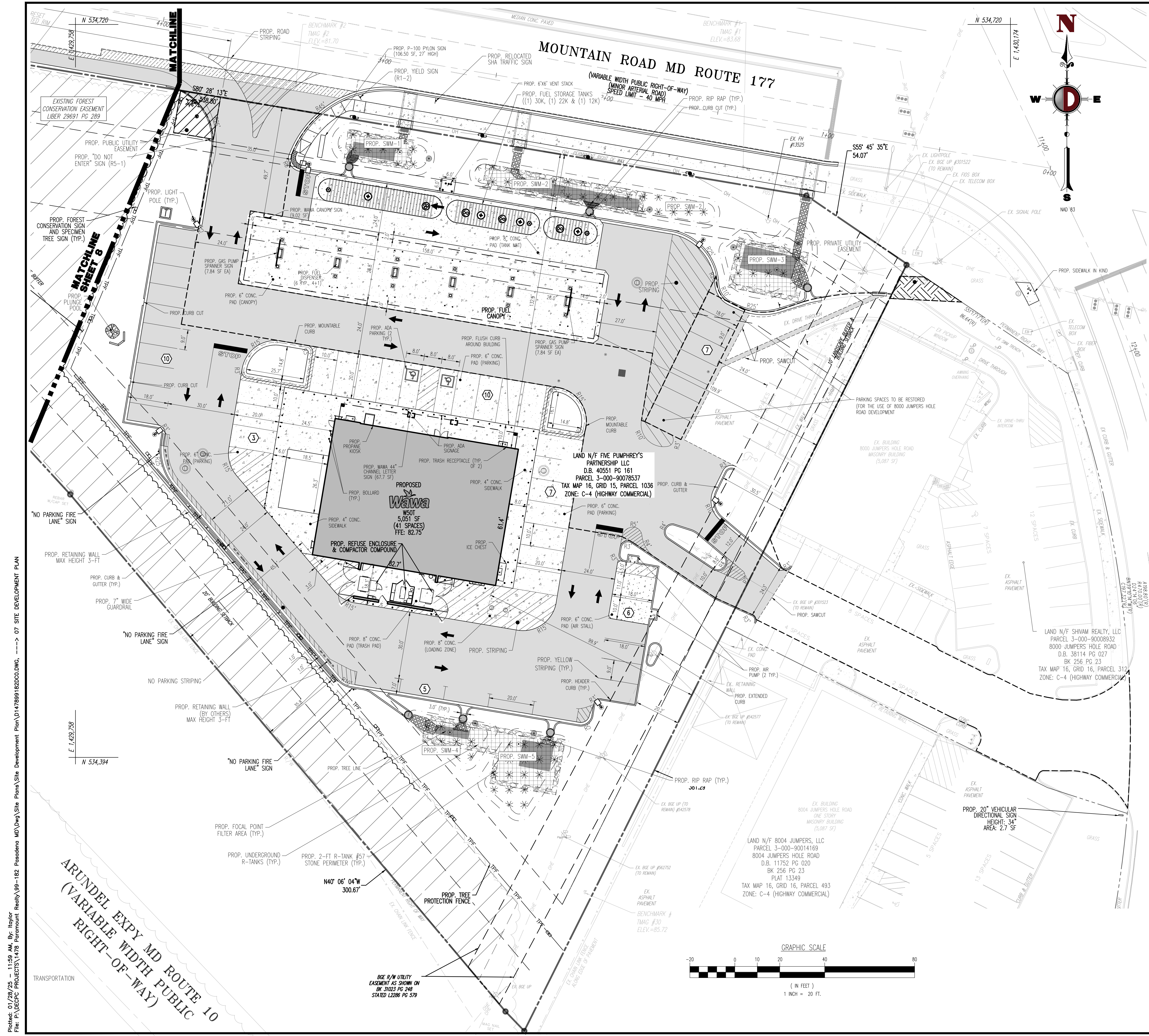
Very truly yours,

YVS Law, LLC



Kinley R. Bray

Cc: Client
Attachments



LEGEND

	PROP. SAWCUT		FOCAL POINT
	PROP. TREE PROTECTION FENCE LINE		MICRO-BORETENTION FACILITY
	LIMIT OF WORK		R-TANKS
	OFF-SITE PROPERTY LINES		GRAVEL
	ZONE LINE		RIP RAP
	EXIST. CABLE LINE		CONCRETE
	PROP. CABLE LINE		ASPHALT PAVEMENT
	EXIST. ELECTRIC LINE		
	PROP. ELECTRIC LINE		
	EXIST. FIBER OPTIC LINE		
	PROP. FIBER OPTIC LINE		
	EXIST. GAS LINE		
	PROP. GAS LINE		
	EXIST. OVERHEAD WIRES		
	PROP. OVERHEAD WIRES		
	EXIST. TELEPHONE LINE		
	PROP. TELEPHONE LINE		
	EXIST. WATER LINE		
	PROP. WATER LINE		
	EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		
	PROP. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		
	EXIST. SANITARY SEWER LINE		
	PROP. SANITARY SEWER LINE		
	EXIST. STORM DRAIN LINE		
	PROP. STORM DRAIN LINE		
	EXIST. MAJOR CONTOUR & ELEVATION		
	PROP. FINISH GRADE CONTOUR & ELEVATION		
	PROP. DIRECTION OF DRAINAGE FLOW ARROW		
	PROP. TREE LINE		
	PROP. WATER VALVE		
	PROP. GAS VALVE		
	PROP. STORM CLEANOUT		
	PROP. SANITARY CLEANOUT		
	PROP. AREA LIGHT		
	PROP. OUTLET CONTROL STRUCTURE		
	PROP. DRAINAGE MANHOLE		
	PROP. SANITARY SEWER MANHOLE		
	PROP. 'A' INLET		
	PROP. 'B' INLET		
	PROP. 'C' INLET		
	PROP. YARD INLET		
	PROP. FLARED END SECTION		
	PROP. HEADWALL		

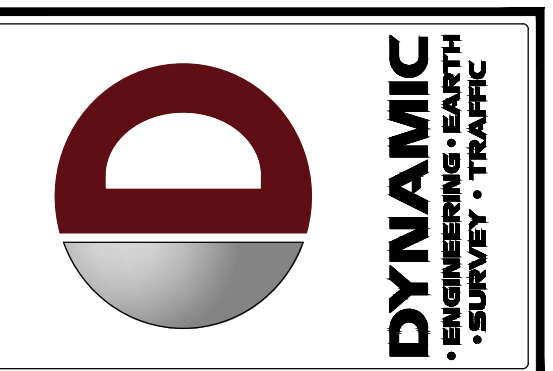
WAWA SITE DATA TABLE

PHYSICAL ADDRESS	97 MOUNTAIN ROAD PASADENA MD 21122
WAWA STORE NO.	STORE #851
BUILDING TYPE	WS01
CANOPY TYPE	SLOPED
CANOPY CONFIGURATION	STRAIGHT
NO. OF MPD'S	6
TYPE OF MPD'S	4 + 1
NO. OF PARKING SPACES	41
NO. OF HANDICAP PARKING SPACES	2
NO. OF TRUCK/ OVERSIZED PARKING SPACES	0
SQ. FT. OF ASPHALT (INSIDE R.O.W.)	36,163 SQ. FT.
SQ. FT. OF LAWN AREA (TO BE MOWED)	13,784 SQ. FT.
SQ. FT. OF MULCH AREA	1,796 SQ. FT.
CONTACT INFO:	CHRIS HOFFMANN WAWA INC. 260 W. BALTIMORE PIKE WAWA PA. 19083

SURVEY REFERENCE NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING: ALTA/NSPS LAND TITLE SURVEY PREPARED BY: VALLEY LAND SERVICES, LLC JOB #: V210280 DATED: 03/4/2022; LAST REVISED 10/11/2024

2. BENCHMARK INFORMATION: VERTICAL DATUM = NAVD83; HORIZONTAL DATUM = 83/2011.



REV.	DATE	COMMENTS
1	11/01/24	REV. PER ANNE ARUNDEL COUNTY COMMENTS
2	07/02/25	REV. PER ANNE ARUNDEL COUNTY COMMENTS

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

GRADING PERMIT PLAN

TAX MAP 16, GRID 15, PARCELS 1036 & 873, ZONE: C-4
97 MOUNTAIN ROAD
PASADENA, ANNE ARUNDEL COUNTY, MD 21122
ASSESSMENT DISTRICT NO. 3
PROJECT NO. 65529220 SUBMISSION DATE: 07/15/2024

811 PROTECT YOURSELF

ALL STATES REQUIRE NOTIFICATION OF EXCAVATIONS, REPAIRS, BY ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE, POWER, WATER, AND GAS.

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

DYNAMIC ENGINEERING

LAND DEVELOPMENT CONSULTING • PERMITTING
GEOTECHNICAL • ENVIRONMENTAL
TRAFFIC • SURVEY • PLANNING & ZONING

125 West Street - Suite 201
Annapolis, MD 21401
T: 410.567.5000

Offices conveniently located at:
 Clarksville, MD 410.312.0000
 Columbia, MD 410.312.0000
 Chesapeake, VA 757.533.0000
 Fairfax, VA 703.776.0000
 Falls Church, VA 703.776.0000
 Gaithersburg, MD 301.986.0000
 Glen Burnie, MD 410.326.0000
 Greenbelt, MD 410.326.0000
 Hagerstown, MD 301.797.0000
 Huntley, MD 410.326.0000
 Jessup, MD 410.326.0000
 Laurel, MD 410.326.0000
 Poolesville, MD 301.986.0000
 Rockville, MD 301.986.0000
 Silver Spring, MD 301.986.0000
 Waldorf, MD 410.326.0000
 Washington, DC 202.462.0000

www.dynamicce.com

CONNOR M. MCMANUS

PROFESSIONAL ENGINEER

MARK A. WHITAKER

PROFESSIONAL ENGINEER

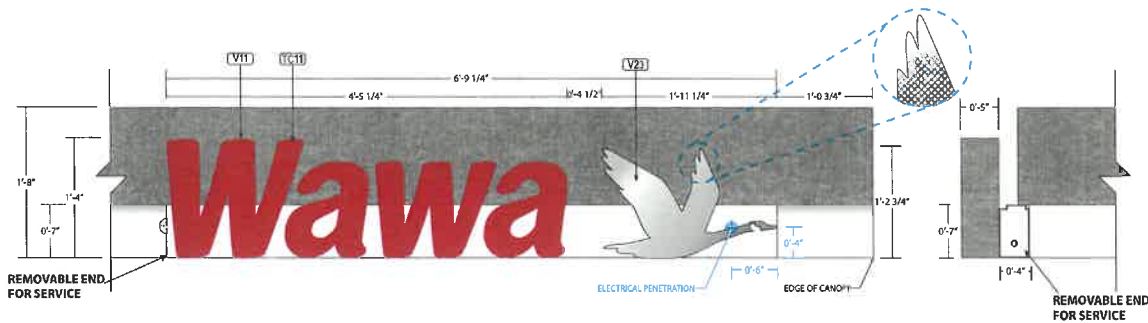
TITLE: **SITE DEVELOPMENT PLAN**

SCALE: (H) AS DATE: 07/15/2024
(V) NOTED

PROJECT No: 1478-99-182

SHEET No: **7** Rev. #: 2
OF 55

Plotfile: 01/28/25 - 11:59 AM, Br: Taylor
File: P:\DCPC PROJECTS\1478 Paramount Realty\99-182 Pasadena MD\DWG Site Plans\Site Development Plan\147899182DCD.DWG, --> 07 SITE DEVELOPMENT PLAN



5" DEEP FRONT LIT LED ILLUMINATED LETTERS & LOGO (ON 4" X 7" EXTRUDED RACEWAY) - RIGHT SIDE

9.02 SQ.FT.
SCALE: 3/4"=1'-0"

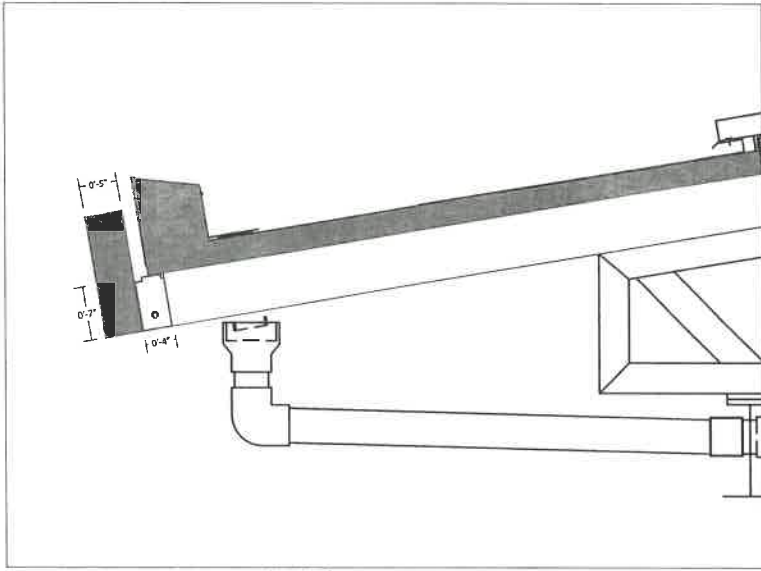
QTY: 1
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY
END OF RACEWAY TO BE REMOVABLE TO ALLOW FOR SERVICING.

General Requirements

- All letter sets require a UL label
- Letters are designed to meet the Florida Building Code Sixth Edition (2017) F.S. 553.73(6) code & ASCE 7-10 (168 mph Exposure C)
- Letters to be installed according to NEC and/or applicable local codes
- The disconnect must be placed in direct view of the sign
- Use white silicone to conceal light leaks

COLOR REFERENCE

TC1	PE1	V23	P24	P1	PL2
Jewelrite 'Red' Trim Cap	#2793 Red Acrylic	3M 3635-210 Printed to match 'Wawa Grey'	Slate Grey Smooth Gloss	PAINTED WHITE SMOOTH SATIN	#2447 Milky White Acrylic

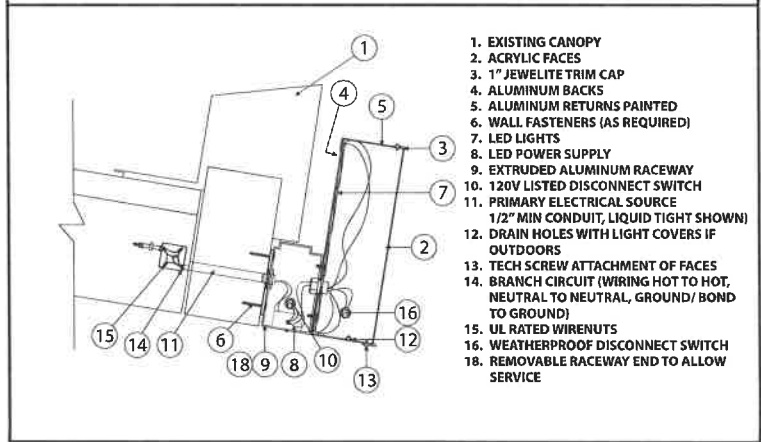


SELF-CONTAINED FLUSH MOUNT CANOPY SIGN (SIDE VIEW)

SCALE: 3/4"=1'-0"



CHANNEL LETTERS ON RACEWAY



- EXISTING CANOPY
- ACRYLIC FACES
- 1" JEWELRITE TRIM CAP
- ALUMINUM BACKS
- ALUMINUM RETURNS PAINTED
- WALL FASTENERS (AS REQUIRED)
- LED LIGHTS
- LED POWER SUPPLY
- EXTRUDED ALUMINUM RACEWAY
- 120V LISTED DISCONNECT SWITCH
- PRIMARY ELECTRICAL SOURCE 1/2" MIN CONDUIT, LIQUID TIGHT SHOWN)
- DRAIN HOLES WITH LIGHT COVERS IF OUTDOORS
- TECH SCREW ATTACHMENT OF FACES
- BRANCH CIRCUIT (WIRING HOT TO HOT, NEUTRAL TO NEUTRAL, GROUND/BOND TO GROUND)
- UL RATED WIRENUTS
- WEATHERPROOF DISCONNECT SWITCH
- REMOVABLE RACEWAY END TO ALLOW SERVICE

Drawing prepared by: **ILLUMINATED CANOPY SIGN** Drawing prepared for: **Wawa**

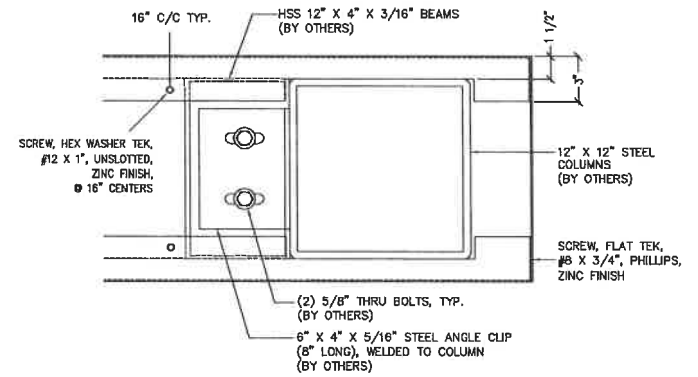
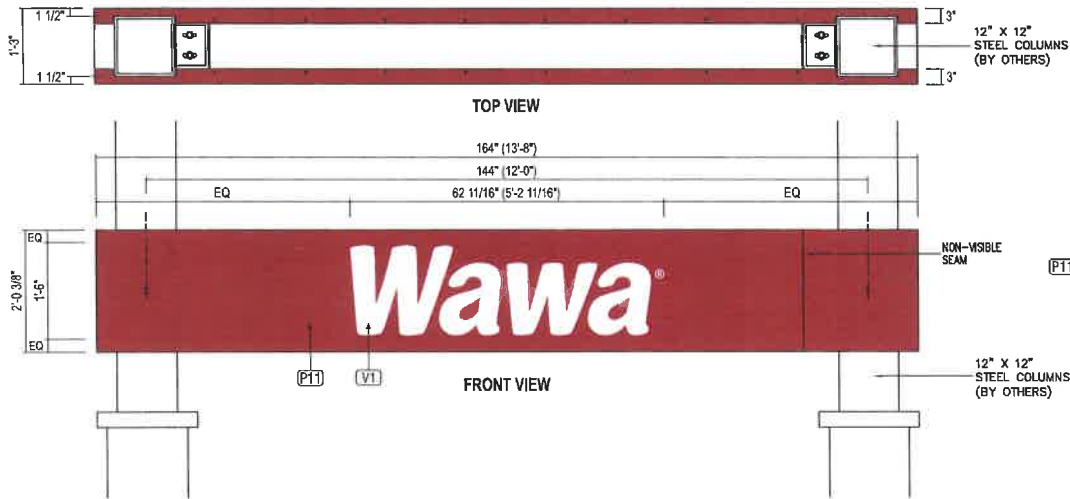
Location: VARIOUS Proj #: 3038
Loc #: 0000

File Path: Active\ACCOUNTS\Wawa\Project 3038\3038_Mid-Atlantic Sign Family_BA_R13.cdr

Rev #	Reqt#	Date	Rev. By	Drawn By	Revision Description
Original	225205	01/02/16	RN	Lv	
Rev 1	227358	02/11/16	SL	Lv	updated specs on letters and ground signs.
	228354	04/07/16	SL	Lv	updated board call out notes on pgs 6
Rev 2	063700	11/04/16	SL	KP	Revised scale on 32" illuminated letterset.
Rev 3	260943	11/08/17	SL	NPP	Added Pump Indicators (Gas, Diesel & E15 E85) to family.
Rev 4	262587	11/28/17	SL	NPP	Added All Pump Indicators to family.
Rev 5	263615	12/06/17	SL	NPP	Removed Gas/Diesel/E15-E85 (tjt). Revised Gas/E15-E85 to 3 EQ Spaces, Red (Jus), Orange (E15), Yellow (E85)

Rev #	Reqt#	Date	Rev. By	Drawn By	Revision Description	Drawings are the exclusive property of ICCFL. Any unauthorized use or duplication is not permitted.
Nov 5	267893	03/14/18	SL	NPP	Added Gas Pump Spacers to Sign Family.	
Rev 7	304538	10/16/18	SL	AM	Revise Fuel Canopy Silhouette. Add carbon for 4 letters (pillions & monuments), change ethanol LED to white.	
Rev 8	305890	12/10/18	SL	NPP	Revise Pump Spacers to match Engineered. Revise side views of Pillions columns same depth as cabinet.	
Rev 9	321482	01/10/19	PL	AM	Revise Sign Family to add Sign Size options and to add a color legend and color call outs on all raised, set, millivet.	
Rev 10	322288	01/20/20	PL	AM	Revise Cover Sign theme per client request.	
Rev 11	341769	06/13/21	PL	AM	Update all Red notes to Blue.	
Rev 12	342496	06/25/21	AN	AM	Add a note about Address Numbers for Monuments and Pillions	Pl: 42
Rev 13	343771	07/13/21	AN	AM	Revise All Monument Goose Logo's elements to be Lo-Pro with a Halo Illumination	





2'-0 3/8" X 13'-8" NON-ILLUMINATED GAS PUMP SPANNER (STRAIGHT PUMPS)
 QTY: 2
 STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY
 SCALE: 1/2"=1'-0"

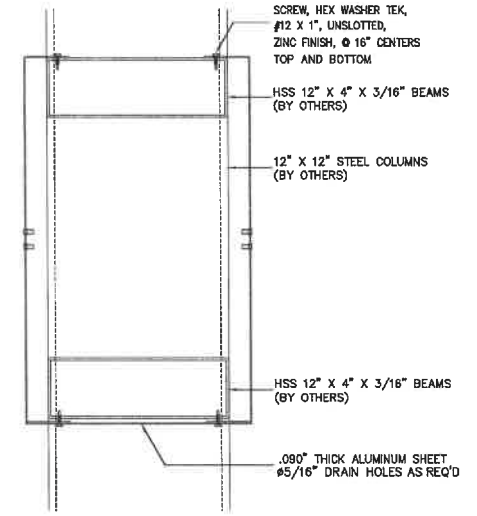
COLOR REFERENCE

P11 Paint to match PMS 167C

V1 3M 7725-10 White Opaque

TOLERANCE: ± 1/16" ON ALL DIMENSIONS

DESIGN LOADS:
 170 MPH WIND LOAD
 RISK CATEGORY II, EXPOSURE C.
 FLORIDA BUILDING CODE 6TH EDITION (2017)



CANOPY ELEVATION (STRAIGHT PUMPS)
 SCALE: 1/8"=1'-0"



2020 MID-ATLANTIC SIGN FAMILY

Drawing prepared by: **GAS PUMP SPANNER - STRAIGHT**

Location: **VARIOUS**

Prof #: **3038**

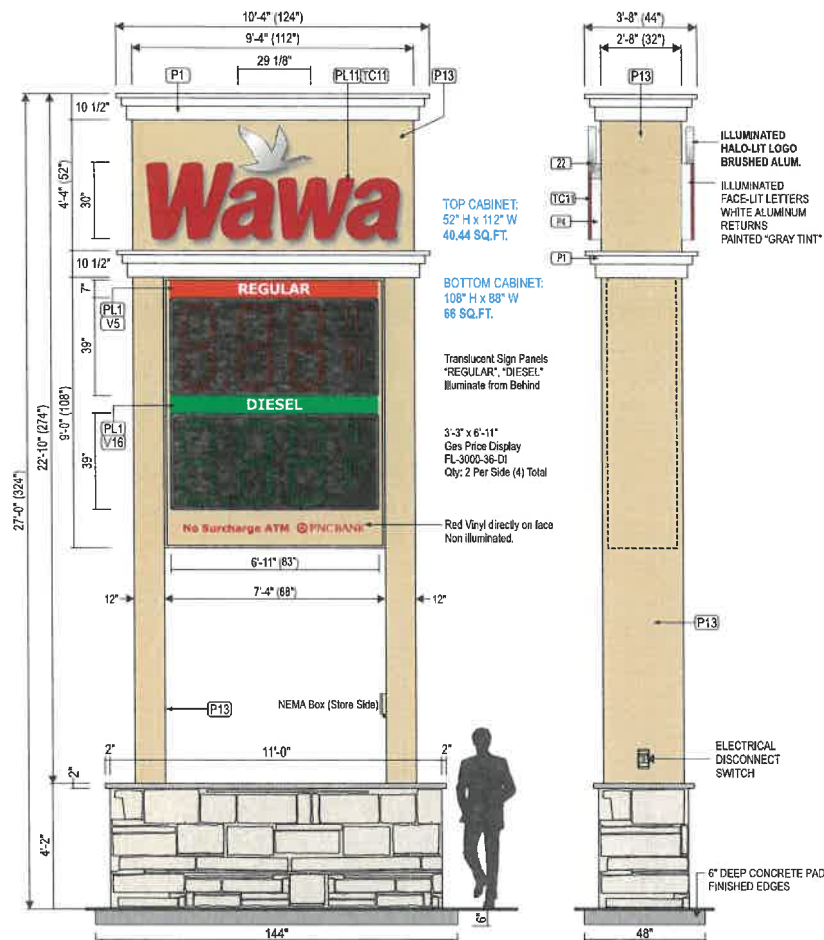
Loc #: **0000**

File Path: **Active\ACCOUNTS\Wawa\Project 3038\3038_Mid-Atlantic Sign Family_BA_R13.cdr**

Drawing prepared for: **Wawa**

Rev #	Reqt	Date	Req By	Drawn By	Revision Description	Rev #	Reqt	Date	Req By	Drawn By	Revision Description
Cancel	226205	01/09/18	RN	Lv		Rev 6	287893	03/14/18	SL	NPP	Added Gas Pump Spanners to Sign Family
Rev 1	227358	02/11/18	SL	Lv	updated specs on letter and ground signs.	Rev 7	304638	10/16/18	SL	AM	Revise Fuel Canopy Signs w/ Add option for 4 prices (jitters & monuments), change ethanol LED to white
-	226854	03/07/18	SL	Lv	updated board call out notes on pg 6	Rev 8	305650	12/10/18	SL	NPP	Revise Pump Spanners to match Engineering. Revise side views of Pylon columns same depth as cabinet.
Rev 2	000000	11/04/18	SL	NPP	Revise scale on 32" illuminated letter.	Rev 9	321482	01/03/19	PL	AM	Revise Sign Family to add Sign Size options and to add a color legend and color call outs on all signs, ref. request
Rev 3	290443	11/06/17	SL	NPP	Added Pump Indicators (Gas Diesel & E15 E85) to family	Rev 10	322269	01/20/20	PL	AM	Revise Cover sign theme per client request
Rev 4	262587	11/28/17	SL	NPP	Added All Pump Indicators to family	Rev 11	341786	08/13/21	PL	AM	Update all Red notes to Blue
Rev 5	263615	12/08/17	SL	NPP	Removed Gas/Diesel/E15-E85 Opt; Revised Gas/E15-E85 to 3 EQ Sizes. Red (E85), Orange (E15), Yellow (E85)	Rev 12	342486	06/25/21	AN	AM	Add a note about Address Numbers for Monuments and Pylons
						Rev 13	343731	07/13/21	AN	AM	Revise All Monument Goosie Logo's elements to be Lo-Pro with a Halo Illumination





36\"/>

SCALE: 1/4\"/>

COLOR REFERENCE											
Jewelite 'Red' Trim Cap	#2793 Red Acrylic	3M 7725-10 'White' Opaque	3M 3630-33 'Red' Translucent	3M 7725-46 'Kelly Green' Opaque	3M 7725-13 'Tomato Red' Opaque	Wawa 'Grey' Sherwin Williams SW 57970	'Sandlewood in Sandblast' DRYVIT SC13-0825B	Painted White Smooth Satin	Limestone Cap By Others	Stone/Masonry Fascia Base By Others	Brushed Aluminum Metal Finish w/ Protective Clear Coat

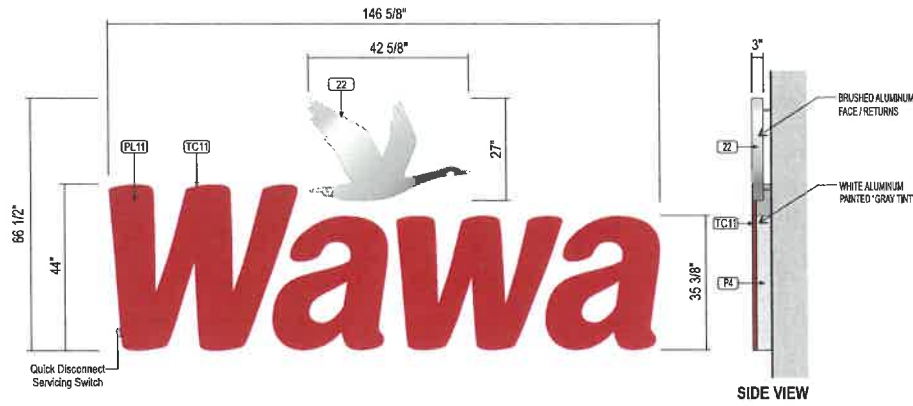
2020 MID-ATLANTIC SIGN FAMILY

Drawing prepared by: P100 D/F ILLUM. PYLON SIGN
 Location: VARIOUS
 Proj #: 3038
 Loc #: 0000
 File Path: Active\ACCOUNTS\Wawa\Project 3038\3038_Mid-Atlantic Sign Family_BA_R13.cdr

Drawing prepared for:

Rev #:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:	Rev #:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:
Original	226205	01/09/16	RN	LV		Rev 6	26783	03/14/18	SL	NPP	Added Gas Pump Signatures to Sign Family
Rev 1	227356	02/11/16	SL	LV	Updated Specs on letters and graphic signs.	Rev 7	304038	10/15/18	SL	AM	Revise Fuel Category Signage; Add callout for 4 indicators (pylons & monuments); change ethanol LED to white
-	228954	03/07/16	SL	LV	Updated board call out notes on pg 6	Rev 8	305630	12/10/18	SL	NPP	Revise Pump Signatures to match Engineering; Revise side views of Pylons columns same depth as cabinet.
Rev 2	000003	11/04/16	SL	KP	Revise scale on 32" Illuminated letterset.	Rev 9	321482	01/03/19	PL	AM	Revise Sign Family to add Sign Size options and to add color brand and color call outs on all pages. ref. request
Rev 3	280943	11/06/17	SL	NPP	Added Pump/Indicators (Gas, Diesel & E15 E85) to family.	Rev 10	322283	01/10/20	PL	AM	Revise Color usage theme per client request
Rev 4	262587	11/28/17	SL	NPP	Added All Pump Indicators to family.	Rev 11	341786	06/12/21	PL	AM	Update all Red notes to Blue
Rev 5	263615	12/09/17	SL	NPP	Removed Gas/Diesel/E15-E85 Out. Revised Gas/E15-E85 to 3 EQ Sources. Red (E85), Orange (E15), Yellow (E85)	Rev 12	342486	06/29/21	AN	AM	Add a note about Address Numbers for Monuments and Pylons
						Rev 13	343771	07/13/21	AN	AM	Revise All Monument Goose Logo's elements to be Lo-Pro with a Halo-Illumination

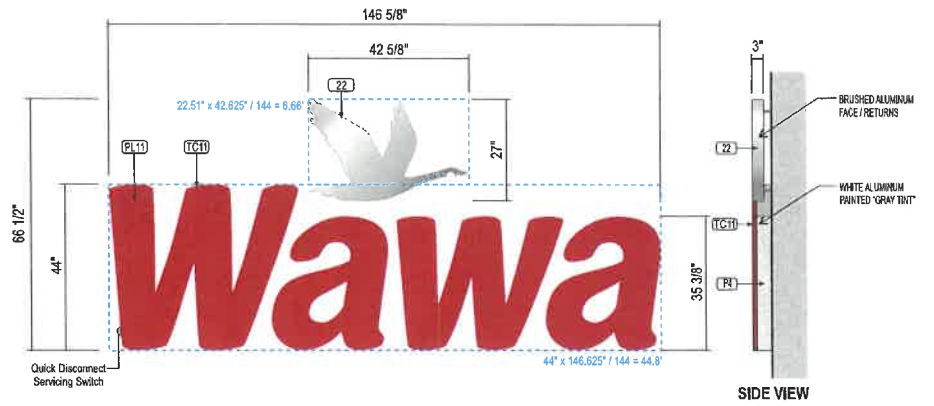




X 44" ILLUMINATED CHANNEL LETTERS w/ BRUSHED ALUM. HALO LIT GOOSE LOGO

QTY: 1
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY
SQ.FT. OF ONE(1) GEOMETRIC SHAPE = 67.71 SQ. FT.

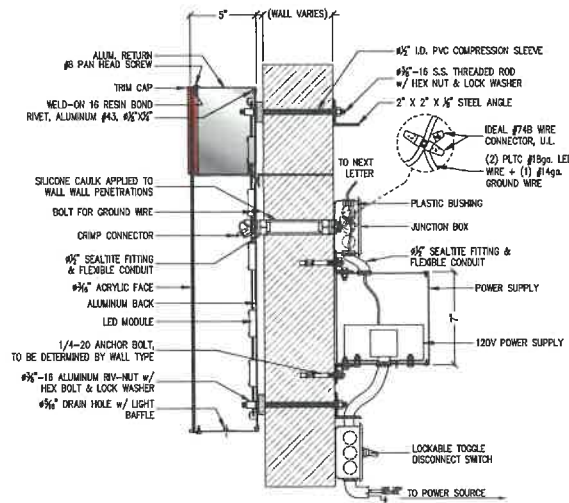
SCALE: 3/8"=1'-0"



X 44" ILLUMINATED CHANNEL LETTERS w/ BRUSHED ALUM. HALO LIT GOOSE LOGO

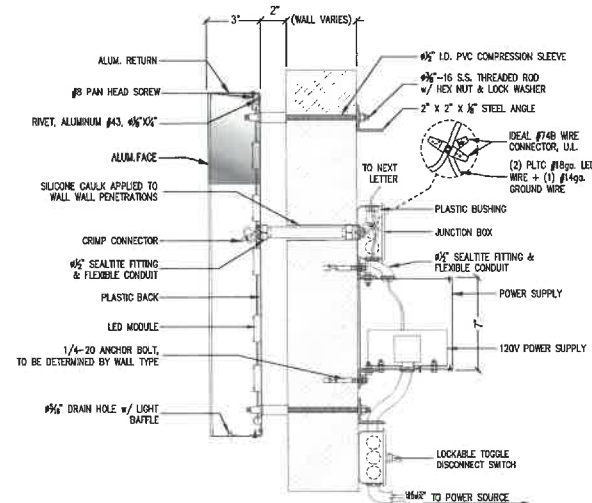
QTY: 1
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY
SQ.FT. OF TWO(2) GEOMETRIC SHAPES = 51.46 SQ. FT.

SCALE: 3/8"=1'-0"



SECTION @ FACE-LIT CHANNEL LETTER "W"

SCALE: NTS



SECTION @ HALO-LIT GOOSE LOGO

SCALE: NTS

2020 MID-ATLANTIC SIGN FAMILY

Drawing prepared by: **44" CHANNEL LETTERS w/ GOOSE LOGO**

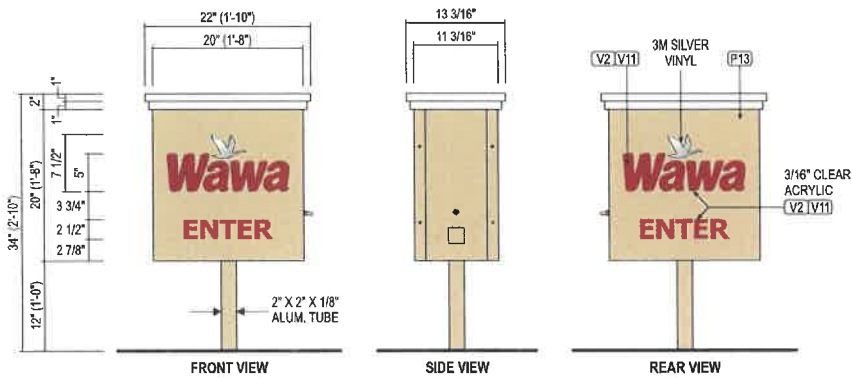
Drawing prepared for:

Location: **VARIOUS**
Proj #: **3038**
Loc #: **0000**
File Path: **Active\ACCOUNTS\Wawa\Project 3038\3038_Mid-Atlantic Sign Family_BA_R13.cdr**



Rev #	Reqt	Date	Req. By	Drawn By	Revision Description	Rev #	Reqt	Date	Req. By	Drawn By	Revision Description
Original	225205	01/09/18	RN	LV		Rev 6	267893	03/14/18	SL	NPP	Added Gas Pump Signatures to Sign Family.
Rev 1	227356	02/11/18	SL	LV	updated specs on letters and ground signs.	Rev 7	304838	10/16/18	SL	AM	Revise Fuel Category Signage. Add option for 4 prices (payers & monuments), change ethanol LED to white.
Rev 2	228254	03/07/18	SL	LV	updated board call out notes on pg. 6	Rev 8	305890	12/10/18	SL	NPP	Revise Pump Signatures to match Engineering. Revise side views of pylons columns same depth as cabinet.
Rev 3	230050	11/04/18	SL	KP	Revise scale on 3" illuminated lettered.	Rev 9	341582	01/03/19	PL	AM	Revise Sign Family to add Sign Size options and to add a color legend and color call outs on all images. ref. request.
Rev 4	230543	11/06/17	SL	NPP	Added Pump Indicators (Gas, Diesel & E15 E85) to Family	Rev 10	322289	07/20/20	P	AM	Revise Colorage theme per client request.
Rev 5	262587	11/28/17	SL	NPP	Added All Pump Indicators to family.	Rev 11	341786	06/13/21	PL	AM	Update all Red notes to Blue.
Rev 6	263015	12/06/17	SL	NPP	Removed Gas/Diesel/E15-E85 Out. Revised Gas/E15-E85 to 3 EQ Sources. Red (E85), Orange (E15), Yellow (E85).	Rev 12	342486	06/25/21	AN	AM	Add a note about Address Numbers for Monuments and Pylons.
						Rev 13	343771	07/13/21	AN	AM	Revise All Monument Goose Logo's elements to be Lo-Pro with a Halo-Illumination.

Stratus



**20" "FLORIDA STYLE"
D/F VEHICULAR DIRECTIONAL / ILLUMINATED**

SQ. FT = 2.7

QTY: 1

SCALE: 3/4"=1'-0"

ALUMINUM SIGN FACE IS ROUTED OUT AND BACKED UP.
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY

COLOR REFERENCE



2020 MID-ATLANTIC SIGN FAMILY

Drawing prepared by: **ILLUM. DIRECTIONALS** Drawing prepared for: **Wawa**

Location: **VARIOUS** Proj #: **3038**

Loc #: **0000**

File Path: **Active\ACCOUNTS\Wawa\Project_3038\3038_Mid-Atlantic Sign Family_BA_R13.cdr**

Rev #:	Reqt:	Date:	Rev. By:	Drawn By:	Revision Description:
Original	224905	01/08/15	RN	LV	
Rev 1	227358	02/11/16	SL	LV	Updated specs on letters and ground signs.
Rev 2	228954	10/30/16	SL	LV	Updated board call out notes on pg 6
Rev 3	263643	11/06/17	SL	NP	Remove suite on 32" illuminated letters.
Rev 4	262587	11/28/17	SL	NPP	Align Pump Indicators: Gas, Diesel & E15 E85 to family.
Rev 5	262587	11/28/17	SL	NPP	Added All Pump Indicators to family.
Rev 6	263615	11/20/17	SL	NPP	Removed Gas/Diesel/E15-E85 Opt. Revised Gas/E15-E85 to 3 EQ Series. Red (Jasi), Orange (E15), Yellow (E85).

Rev #:	Reqt:	Date:	Rev. By:	Drawn By:	Revision Description:
Rev 6	267893	03/14/18	SL	NPP	Added Gas Pump Signifiers to Sign Family.
Rev 7	304638	10/16/18	SL	AM	Revise Fuel Canopy Signage; Add outline for 4 jokers (jokers & monuments), change ethanol LED to white.
Rev 8	305890	12/10/18	SL	NPP	Revise Pump Signifiers to match Engineering; Revise side views of pylons columns same depth as cabinet.
Rev 9	321482	01/03/19	PL	AM	Revise Sign Family to add Sign Size systems and add a color legend and color call outs on all signs. req. request
Rev 10	322293	01/20/20	PL	AM	Revise Cover signs theme per client request.
Rev 11	341786	06/13/21	PL	AM	Update all Red notes to Blue.
Rev 12	342486	06/25/21	AN	AM	Add a note about Address Numbers for Monuments and Pylons.
Rev 13	343771	07/13/21	AN	AM	Revise All Monument Goose Logo's elements to be Lo-Pro with a Halo-Illumination.

EXHIBIT A

DEED

(Consolidation pursuant to County Code § 17-2-106)

THIS DEED, made this 11th day of June, 2024, by and between

Pumphrey's Partnership, LLC (hereinafter called "Grantor"), and Five Pumphrey's Partnership, LLC (hereinafter called "Grantee").

WHEREAS, § 17-2-106 of the Anne Arundel County Code (2005, as amended) provides that a property owner may consolidate contiguous lots or parcels into one lot or parcel without going through the subdivision approval process, provided certain prerequisites are met; and

WHEREAS, the Grantor is the owner of contiguous lots or parcels, has satisfied all prerequisites of § 17-2-106, and by this deed intends to consolidate the lots or parcels into one lot or parcel pursuant to § 17-2-106 so that hereafter the consolidated lots or parcels shall be, for all purposes, one lot or parcel.

NOW, THEREFORE, THIS DEED WITNESSETH, that for and in consideration of the above premises and the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the Grantor does hereby grant and convey unto the Grantee, and to its successors, and assigns in fee simple, all those lots or parcels of land located in the 3rd Assessment District of Anne Arundel County, Maryland, and being more particularly described on Exhibit "A" attached hereto and intended to be recorded herewith, with the specific intent to be recorded herewith, with the specific intent to consolidate said lots or parcels into one lot or parcel for all purposes, pursuant to § 17-2-106 of the County Code.

LR - Deed (No-Taxes)	
Recording Fee	20.00
Name: Five Pumphreys Partnership	
Ref: Lot consolidation	
LR - Deed (No-Taxes) Surcharge	40.00
=====	
Subtotal:	60.00
=====	
Total:	60.00
07/03/2024 08:43	
CC02-StC	
#18245253 CC0501 -	
Anne Arundel	
County/CC05.01.00 -	
Register 09	

ACCT. 3000-9007-8537; 3000-1102-7810
ALL REQUIRED LIENS ARE PAID AS
OF 6-28-24 A.A. COUNTY
BY: [Signature]

07/02/24 01:42 PM C 0001 R 0003
 Val #: 0003-274042 \$0.00
 Deed - Recordation Tax - Exempt - Mail
 Instrument Type: Deed

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 40551, p. 0161, MSA_CE59_40993. Date available 07/09/2024. Printed 07/15/2024.

TOGETHER, with the buildings and improvements thereupon erected, made or being and all and every the rights, roads, alleys, ways, water privileges, appurtenances and advantages to the same belonging or anywise appertaining.

TO HAVE AND TO HOLD the land and premises described and mentioned, and hereby intended to be conveyed unto the proper use and benefit of the Grantee, his/her personal representatives, successors and assigns, forever, in fee simple.

AND the Property Owner does hereby specially warrant the property conveyed herein, and covenant that they have neither done, nor suffered to be done, anything, to encumber the property hereby conveyed, except as noted herein and that they will execute such other and further assurances of the same as may be requisite.

[SIGNATURE PAGE ATTACHED]

WITNESS: Mary K Noyola

GRANTOR:
Five Pumphrey's Partnership

Mary K Noyola
WITNESS

By: Kathleen A Gordon
Name: Kathleen A Gordon
Title: Member

I HEREBY CERTIFY Notary that this deed was prepared by an attorney licensed to practice in Maryland or by one of the parties to this instrument.

By: Naomi Torres
Name: Naomi Torres

6/11/24
Date

STATE OF MARYLAND, COUNTY OF ANNE ARUNDEL, TO WIT:

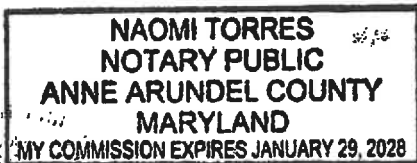
I HEREBY CERTIFY, that on this 11 day of June, 2024, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Kathleen Gordon, as Member of Five Pumphrey's Partnership, LLC and that she, being authorized so to do, signed and acknowledged the foregoing Deed to be the act of said Kathleen Gordon

WITNESS my hand and seal notarial.

Naomi Torres
Notary Public

My commission expires: 01/29/2028

NOTARY SEAL



I HEREBY CERTIFY that this deed was prepared by an attorney licensed to practice in Maryland or by one of the parties to this instrument.



Erin Benson

6/20/2024
Date

AFTER RECORDING, PLEASE RETURN TO:

Erin Benson, Esq.
YVS Law, LLC
185 Admiral Cochrane Drive, Suite 130
Annapolis, MD 21401

EXHIBIT A



Dynamic Survey, LLC
125 West Street, Suite 201
Annapolis, Maryland 21412
T. 732-749-8780

April 17, 2024

PROPOSED LOT CONSOLIDATION
Parcels 3000-1102-7810 & 3000-9007-8537
Pasadena, Anne Arundel County, Maryland

BEGINNING at a capped rebar where the southerly sideline of Mountain Road (a.k.a. State Route 177) (Variable Width Right of Way) intersects the westerly sideline of Jumpers Hole Road (Variable Width Right of Way), and running;

1. South 55 degrees 45 minutes 35 seconds East along said westerly sideline of Jumpers Hole Road, a distance of 54.07 feet to a capped rebar where the westerly sideline of Jumpers Hole Road is intersected by the division line between Proposed Lot A and Parcel 312-R, thence;
2. South 26 degrees 31 minutes 23 seconds West along the division line between Proposed Lot A and Parcels 312-R and 493-R, a distance of 381.29 feet to a mag nail on the northeasterly sideline of Maryland Route 10 (a.k.a. State Route 100) (a.k.a. Arundel Expressway) (Variable Right of Way Width per Tax Map), thence;

Running the following three (3) courses along said northeasterly sideline of Maryland Route 10 (a.k.a. State Route 100) (a.k.a. Arundel Expressway):

3. North 43 degrees 54 minutes 55 seconds West, a distance of 12.04 feet to a mag nail, thence;
4. North 40 degrees 06 minutes 04 seconds West, a distance of 300.67 feet to a capped rebar, thence;
5. North 42 degrees 31 minutes 50 seconds West, a distance of 301.44 feet to a capped rebar where the northeasterly sideline of Maryland Route 10 (a.k.a. State Route 100) (a.k.a. Arundel Expressway) is intersected by the aforementioned southerly sideline of Mountain Road (a.k.a. State Route 177), thence;
6. South 80 degrees 28 minutes 13 seconds East along said southerly sideline of Mountain Road (a.k.a. State Route 177), a distance of 538.80 feet to the point and place of **BEGINNING**.


Containing a calculated area of 112,783 square feet or 2.589 acres.

The above described area is subject to the rights and restrictions of easements as described in Liber 2578, Folio 863 (portion of vacated Jumpers Hole Road), Liber 2578, Folio 865 (portion of vacated Jumpers Hole Road), Liber 29691, Folio 289 (Forest Conservation Easement), Liber 31023, Folio 248 (Access Easement), and Liber 31150, Folio 313 (Blanket Stormwater Management Easement) and others, if any, and any not disclosed by public record.

The description above is written in accordance with maps entitled "Lot Consolidation Exhibit, Paramount Realty, Tax ID's 3000-1102-7810, 3000-9007-8537, Tax Map 16 Parcels 1036 & 873, Mountain Rd. & Jumpers Hole Rd., Pasadena, Anne Arundel County, Maryland', prepared by Dynamic Survey, LLC, dated 03/13/2024 and revised through

www.dynamic-surveyservices.com

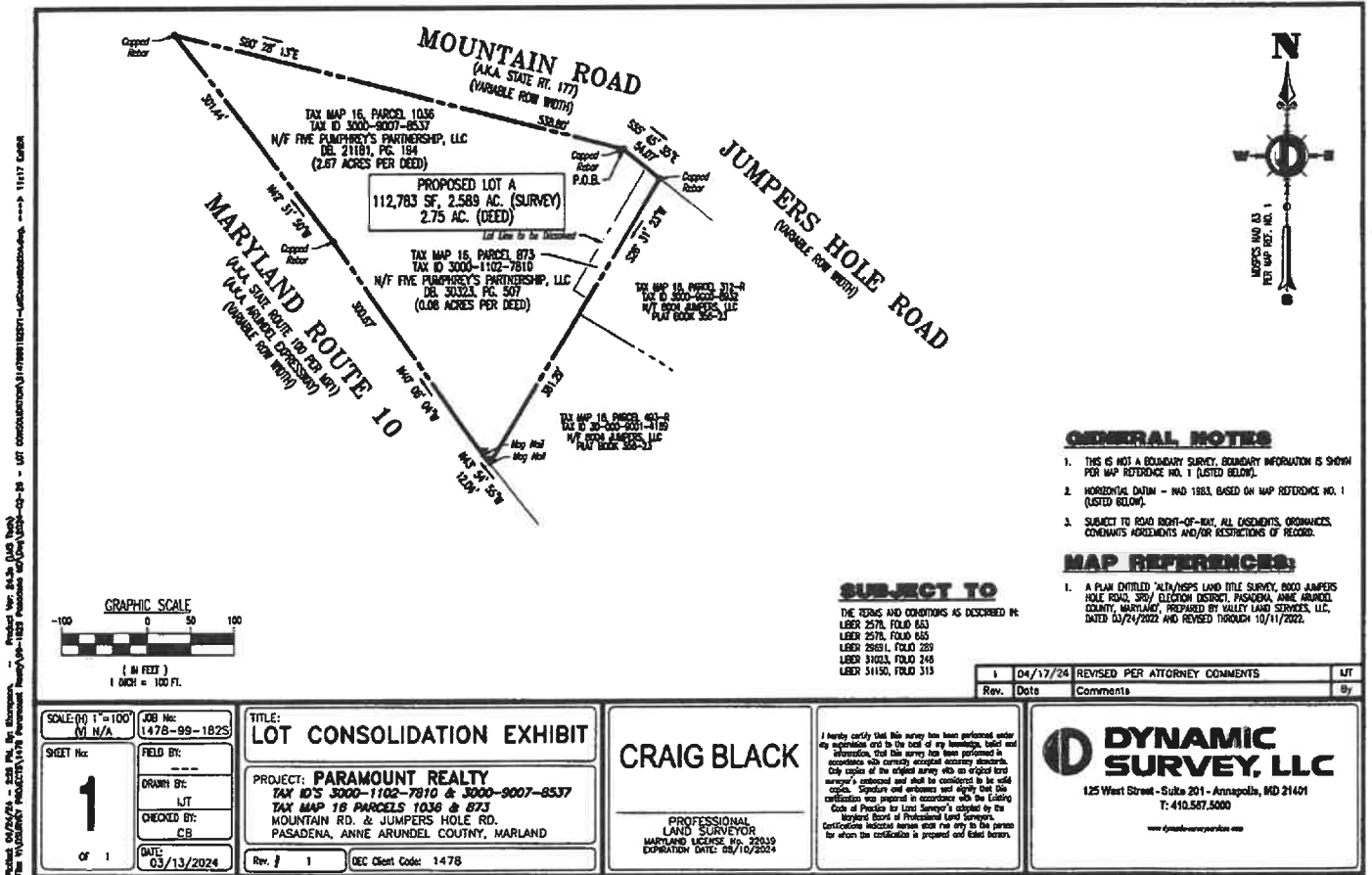
04/17/2024, a plan entitled ALTA/NSPS Land Title Survey, 8000 Jumpers Hole Road, 3rd Election District, Pasadena, Anne Arundel County, Maryland", prepared by Valley Land Services, LLC, dated 03/24/2022 and revised through 10/11/2022.

 4-17-24

Craig Black, PLS
Professional Land Surveyor
MD License No. 22039

Date

V:\DSURVEY PROJECTS\1478 Paramount Realty\99-182S Pasadena MD\Design (Survey)\Legal Descriptions\Proposed Lot Consolidation.docx/IJT/CB



SCALE: (H) 1"=100' (M) N/A	JOB No: 1478-99-1825
SHEET No: 1 of 1	FIELD BY: ---
	DRAWN BY: LJT
	CHECKED BY: CB
	DATE: 03/13/2024

TITLE: LOT CONSOLIDATION EXHIBIT
PROJECT: PARAMOUNT REALTY TAX ID'S 3000-1102-7810 & 3000-9007-8537 TAX MAP 18 PARCELS 1036 & 873 MOUNTAIN RD. & JUMPERS HOLE RD. PASADENA, ANNE ARUNDEL COUNTY, MARYLAND
Rev. # 1 DEC Client Code: 1478

CRAIG BLACK

PROFESSIONAL
LAND SURVEYOR
MARYLAND LICENSE No. 22039
EXPIRATION DATE: 02/10/2024

I hereby certify that this survey has been performed under my supervision and to the best of my knowledge, belief and information, that this survey has been performed in accordance with correct accepted surveying standards. Only copies of the original survey with an original land surveyor's signature and seal shall be considered to be valid copies. Signature and seal and verify that this certification was prepared in accordance with the Licensing Code of Practice for Land Surveyors adopted by the Maryland Board of Professional Land Surveyors. Certifications indicate when used are only to the person for whom the certification is prepared and filed herein.

DYNAMIC SURVEY, LLC

125 West Street - Suite 201 - Annapolis, MD 21401
T: 410.567.5000

www.dynamic-survey.com

State of Maryland Land Instrument Intake Sheet

Baltimore City County: Anne Arundel County

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)

Space Reserved for Circuit Court Clerk Recording Validation

Form with sections 1-11: Type(s) of Instruments, Conveyance Type Check Box, Tax Exemptions, Consideration and Tax Calculations, Fees, Description of Property, Transferred From, Transferred To, Other Names to Be Indexed, Contact/Mail Information, and Assessment Information.

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 40551, p. 0168, MSA_CE59_40993. Date available 07/09/2024. Printed 07/15/2024.

Space Reserved for County Validation

EXHIBIT B
Aerial Photograph



EXHIBIT C

AUTHORIZATION

We, fee simple title owners of 8004 Jumpers Hole Road, Pasadena, Maryland, Tax Map 16, Grid 16, Parcel 493-R, Tax ID: 02-03-90014169, hereby authorize Pasadena Mountain Rd Developers LLC to locate a directional sign on our property pursuant to that certain plan set dated December 22, 2023 prepared by Dynamic Engineering, such sign described as "20" Florida Style D/F Vehicular Directional/Illuminated" consisting of 2.7 square feet.

8004 JUMPERS LLC

By: TBC David Bonham

Title: Owner/manager

Date: 11/22/24



ANNE
ARUNDEL
COUNTY

MARYLAND
DEPARTMENT OF HEALTH

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

BC

DATE: December 30, 2024

RE: Five Pumphrey's Partnership, LLC.
97 Mountain Road
Pasadena, MD 21122

NUMBER: 2024-0232-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a directional sign not located within the lot lines of the use to which it refers and to allow an extension in time for the implementation and completion of the 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