



Vicinity Map  
Scale: 1" = 2000'



**Notes**

1. Owner: Columbia Crossing Outparcel, LLC  
200 N. Broadway  
Suite 201  
Jardine, New York 11753
2. Total site area = 3.567 Ac.±
3. Current Zoning: RT
4. Existing Use: Vacant; Proposed Use: Retail, Outshopping

**Plat to Accompany  
a Sign Variance**  
of the property of  
**COLUMBIA CROSSING  
OUTPARCEL, LLC**

6161 Columbia Crossing Circle  
Howard County, Maryland  
Deed Ref: W.A.R. No. 21114, folio 60  
Parcel W  
"Columbia Route 175 Commercial, Section 1,  
Area 1, Parcelle "1" Shru. X"  
Plat No. 128605  
Tax Map 08; Grid 10; Parcel B11  
Election District  
Scale: 1"=50' - Date: February, 2026

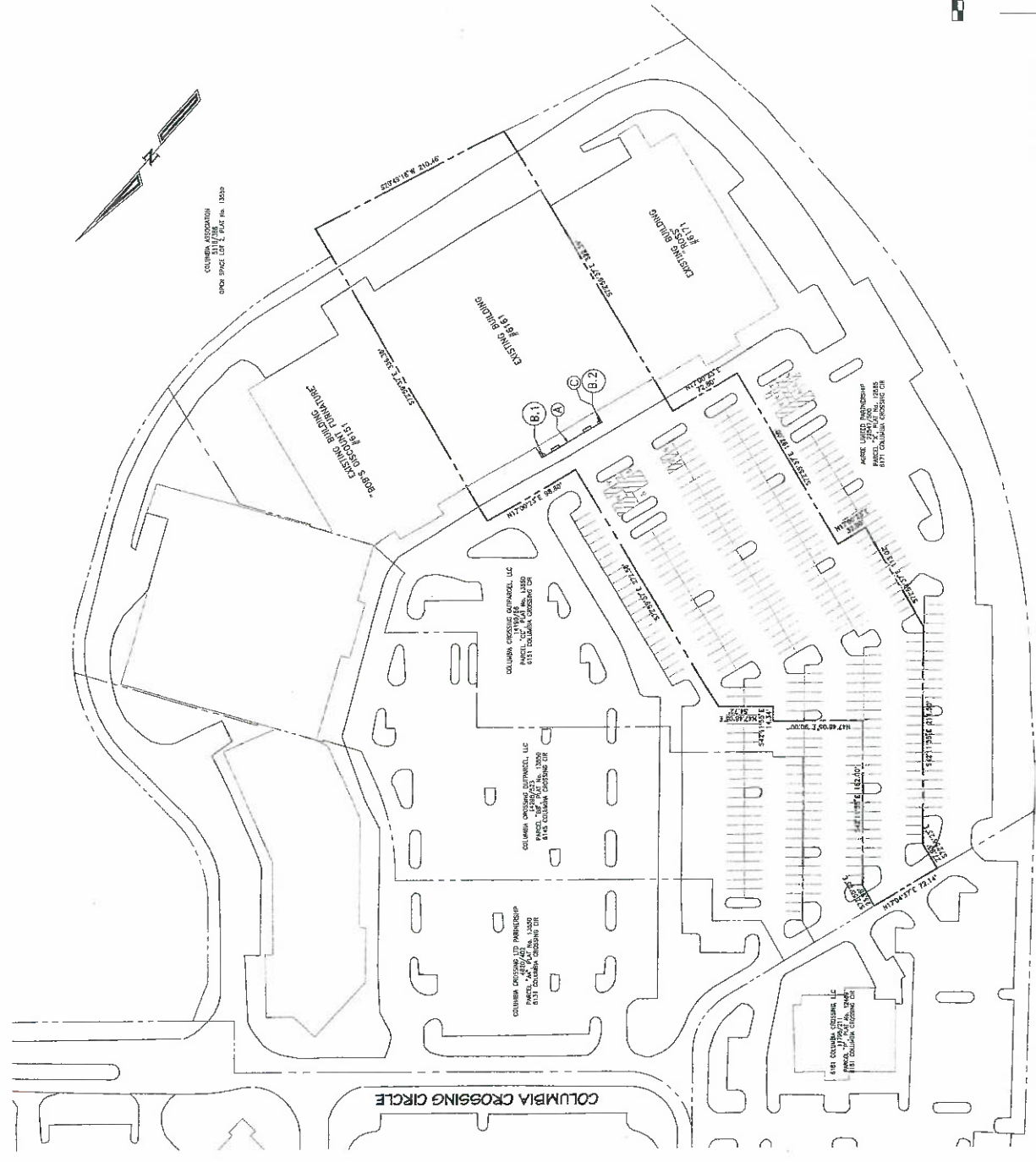
**Dietsz Surveying, Inc.**  
Land Surveying and Land Planting  
10000 Old Orchard Road  
P.O. Box 10000  
P.O. #0000000000  
www.dietszsurveying.net



DATE: 2/11/2026  
DRAWN: JAL, BDB  
JOB NO: 1002

**SURVEYOR'S CERTIFICATE**

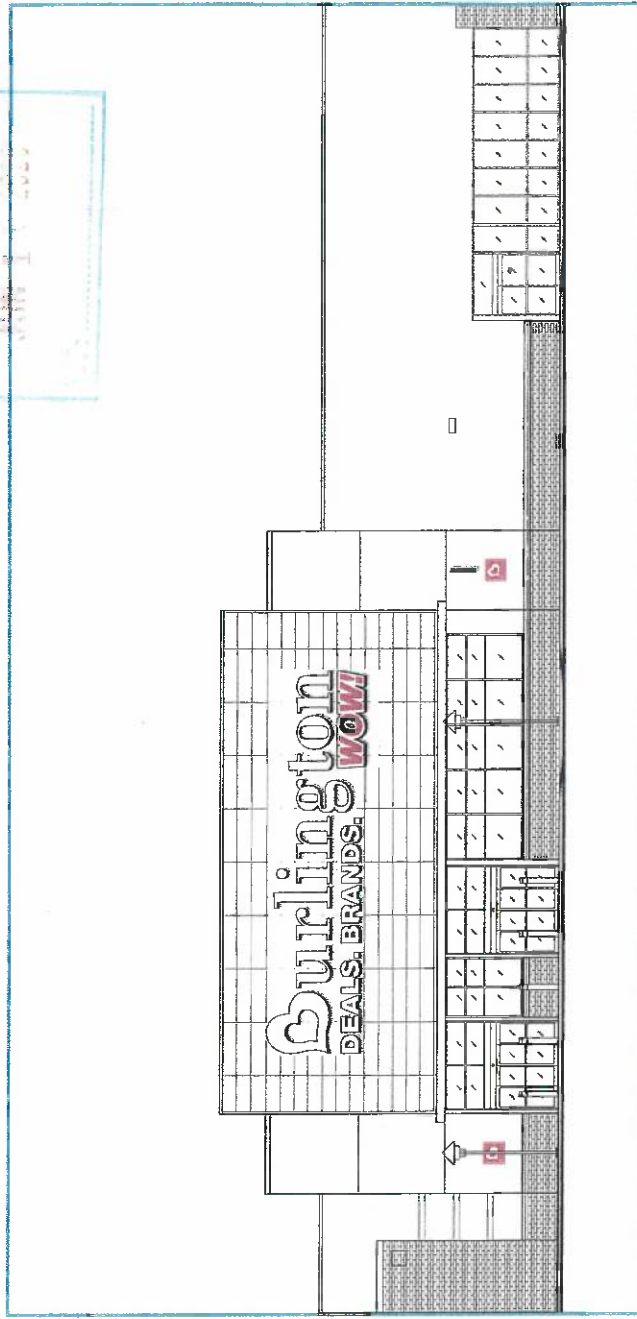
I, BRUCE B. DIETZ, Surveyor, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the land, and that the same is in accordance with the laws of the State of Maryland.  
BRUCE B. DIETZ  
LICENSE NO. 11-10207 - 02-10-2026



MARYLAND ROUTE 175

# EXTERIOR SIGN DESIGN

STORE No. 1876



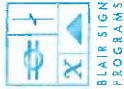
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- Executive Summary
- Exhibits



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9932 Prospect Ave  
Studio 137  
Santee, CA 92071  
BLAIR SIGN PROGRAMS (619) 792-1600

Retail branding for  
the built environment



JUNE 08, 2026 | REV. 1  
COLUMBIA CROSSING  
6161 Columbia Crossing Cir  
Columbia, MD 21045

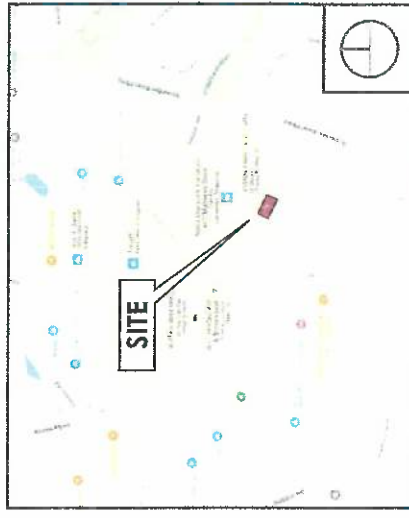
**SECTION I:  
PLANNING SUBMITTAL**

- Site Plan
- Building Signs

KEY			
SIGN TYPE	SIGN DESCRIPTION	ALLOWED	PROPOSED
A	Channel Letters	200 Sq. Ft.	467 Sq. Ft.
B.1, B.2	Wall Plaques	N/A	N/A
C	Blade Sign	N/A	N/A
<b>BUILDING SIGN TOTAL</b>		<b>200 Sq. Ft.</b>	<b>467 Sq. Ft.</b>



SITE PLAN



VICINITY MAP







**Executive Summary:**

This section is respectfully submitted in support of the designs presented by this document. Illustrations, photographs and exhibits are included to demonstrate the specific hardship conditions affecting the proposed design. These hardships are listed below for the readers reference. The exhibits appear on the following pages.

• **Hardship One: Proportionate to Area and Typography**  
(Sheet 1, Exhibits 1-2)

**Hardship:**

The primary display (Sign Type A) shown with a limitation of 200 square feet is not proportionate to the facade upon which it will be placed. Additionally, the tenant's brand logo primarily utilizes lowercase letters, which creates a significant amount of unused active sign area.

As a result, a larger overall sign area is required to achieve proportional visibility and legibility equivalent to that of tenants with more compact or uppercase logos.

**Relief:**

An approval of the design, as proposed and that is proportionate to the facade, has correct use of negative space and achieves aesthetic balance.

• **Hardship Two: Equal and Competitive Presence**  
(Sheet 2, Exhibits 3-6)

**Hardship:**

The sign area limitation of 200 square feet for this tenant space creates a lack of competitive presence for "Burlington" compared to other major tenants in Columbia Crossing.

The tenant space has a modest lease footage, which, when used in the formula, severely limits the maximum allowable sign area. Although neighboring tenants may fall within their permitted square footage limits, their signage appears appropriately scaled and proportionate to their own facades.

**Relief:**

An approval of the design, as proposed, will provide retail identity and branding that is equal and competitive with the other major tenants. The additional square footage does not seek to create visual clutter but rather to achieve fair and functional visibility comparable to neighboring tenants.

• **Hardship Three: Lack of Visibility and Opportunity**  
(Sheets 3-5, Exhibits 7-11)

**Hardship:**

The sign area limitation of 200 square feet for this tenant space creates a practical hardship due to several site conditions that significantly reduce visibility and presence from the public right-of-way.

The tenant space is located in the far corner of a large shopping center that is largely concealed by dense tree coverage, resulting in no visibility from the primary roadway, Dobbin Road. In addition, there are no available ground sign or wayfinding sign opportunities to identify or direct customers to the tenant's location.

The tenant's building frontage is set-back approximately 600 feet from Columbia Crossing Circle, the main traffic circle within the center, creating a substantial viewing distance that naturally diminishes legibility for passing motorists. Additionally, the building frontage is fully or partially obstructed by mature landscaping throughout the center.

As a result, the business cannot achieve adequate identification or visibility to passing traffic, creating a substantial disadvantage compared to other tenants in more visible locations within the same shopping center.

**Relief:**

The additional square footage, as proposed, would allow for a reasonably sized sign that improves visibility, strengthens the presence of Burlington at this location, and provides clearer customer identification and wayfinding within a shopping center that is otherwise largely concealed by dense tree coverage and significant setback distances.

**Conclusion:**

Approval of the submittal as shown in Section 1 will not constitute a grant of special privilege nor will it establish a precedent, but will acknowledge the need for a specific remedy for the hardships presented on the following pages. It is believed that approval of the design submitted with this document will be mutually beneficial to Columbia Crossing, Burlington and to the community of Columbia, Maryland.









