PETITION TO THE MAYOR AND ALDERPERSONS

OF THE CITY OF ANNAPOLIS

FOR ANNEXATION AND ZONING OF REAL ESTATE

THE LANDS OF LIDL US OPERATIONS, LLC
TAX MAP 57A
PARCELS 765, 762, 861, 862, 863, 864, 867, 868, and 1405
SECOND TAX DISTRICT
ANNE ARUNDEL COUNTY MARYLAND

Petition of:

GSX Solutions, LLC

and

Lidl US Operations, LLC

June 26, 2026

PETITION TO THE MAYOR AND ALDERPERSONS
OF THE CITY OF ANNAPOLIS
FOR ANNEXATION AND ZONING OF REAL ESTATE

This Petition of GSX Solutions, LLC and Lidl US Operations, LLC (collectively, the "Petitioner") respectfully states the following:

<u>First</u>

The lands proposed for annexation (the "Property") are described in Exhibit A, attached hereto and incorporated herein by reference. The Property is comprised of 235,556 square-feet or 5.4 acres, more or less, as set forth in Exhibit A's metes and bounds description. The Property, which is owned by Lidl US Operations, LLC and which is under contract for purchase by GSX Solutions, LLC, is located south of Bay Ridge Road and across from Georgetown Road, and is generally depicted below:

The Property is located in the Second Assessment District of Anne Arundel County (the "County") and would be annexed into Ward Seven of the City of Annapolis (the "City").

Second

The Property is contiguous to and adjoining the existing incorporated areas of the City. The City's annexation of the Property that is the subject of this Petition will not create any unincorporated area which is bounded on all sides by real property presently within the corporate limits of the City, real property proposed to be within the corporate limits of the City as a result of the proposed annexation, or any combination of such properties. The annexation proposed in this Petition would establish a logical and sensible boundary for the City.

The Petitioner has obtained consent to the annexation from the owners of not less than twenty-five percent (25%) of the assessed valuation of the real property located in the area to be annexed, and there are no residents in the area to be annexed. See Exhibit B, attached hereto and incorporated herein by reference.

Third

In accordance with the Code of the City of Annapolis ("Code"), 2.52.030, this Petition and its Exhibits are accompanied by fifteen (15) copies of the Petition/Exhibits and the nonrefundable fee required to cover filing and administrative costs.

Also in accordance with Code, 2.52.030 and with the City's policies governing annexation procedures, the Petitioner provides the following information regarding the Property:

(A) Descriptive Data.

The Property contains 235,556± square-feet or 5.4± acres as described on Exhibit A. Assessment information is included on Exhibit B, which Exhibit B also sets forth the parcel identification information, owner name, and property address of each parcel within the Property. The Property has a total assessed value of approximately $4,240,900.00. The metes and bounds description of the necessary realignment for the

City of Annapolis Boundary Description is set forth on Exhibit C, attached hereto and incorporated herein by reference.

There are no residents on the Property. Information on existing uses, roads, and public facilities is depicted on the plat identified as Exhibit D, attached hereto and incorporated herein by reference. As illustrated on Exhibit D, the Property includes older vacant structures (8 dwellings, 8 sheds, and 1 non-residential building) and undeveloped land. The Property is not currently served by public utilities, but municipal water and sewer facilities are available in Bay Ridge Road and utility connections to the Property are achievable.

(B) Land Use and Zoning.

Information on present and proposed jurisdictional boundaries, general land use patterns, existing and proposed zoning, present and proposed public facilities and improvements, existing structures, and existing reserved or public areas is depicted on Exhibit D. Additional descriptive data on the Property is illustrated on the tax map identified as Exhibit E and the topographic map identified as Exhibit F, both of which are attached hereto and incorporated herein by reference.

The land use patterns in the vicinity generally include residential and commercial uses to the east (Sunrise at Bay Village senior living dwelling units, Starbucks coffee shop, CVS pharmacy, etc.), commercial uses to the north (Bay Forest Shopping Center, banks, restaurants, etc.), residential and commercial uses to the west (retail, restaurants, dwelling units), and residential uses to the south (single-family dwelling units).

The existing Anne Arundel County zoning classification of the Property is C1-Commercial District ("C1"). County lands to the west of the Property are also zoned C1, County lands to the south of the Property are zoned R2-Residential District, and lands within the City of Annapolis are zoned B2-Community Shopping District to the north, and PM2-Professional Mixed Office Park District and R1-Single-Family Residence District to the east, all as depicted on Exhibit D. The Petitioner proposes that the Property be annexed and zoned in the City of Annapolis R3-General Residence District ("R3").

All existing structures, existing reserved areas, and/or public areas within the Property are depicted on Exhibit D. Municipal water and sewer utility lines are located either on or in the vicinity of the Property and will be extended to serve the Property within ten (10) years following annexation, in accordance with The Charter of the City of Annapolis, Article III, Section 3 (b).

Consistent with Recommended Action MG3.1 in "Annapolis Ahead Comprehensive Plan 2040" – the comprehensive plan for the City of Annapolis adopted by the Annapolis City Council via Resolution No. R-4-24 ("Plan") – the conceptual development plan for the Property is depicted on Exhibit G, attached hereto and incorporated herein by reference. The conceptual development plan generally illustrates a residential community of single-family attached townhouses at a density of approximately 9.3 dwelling units per acre. It is the intent of the Petitioner that parcels within the Property shall be used in accordance with all applicable laws and regulations.

(C) Certification.

The Petitioner certifies that, within sixty (60) days prior to the filing of this Petition, a summary of this Petition, together with a copy of the provisions of Code, Title 2, Sections 2.52.010 through 2.52.080, has been sent to all owners within the Property and to all owners of real property within five hundred (500) feet of the boundaries of the Property. The list of property owners and the materials mailed to them are provided at Exhibit H, attached hereto and incorporated herein by reference.

(D) Description and Costs of Services Presently Provided.

Animal Control Services:

Animal control services are presently provided to the Property by the Anne Arundel County Animal Control Department. These services will continue to be provided by the County following annexation of the Property.

Public Health Services:

Public health services are currently provided by the Anne Arundel County Department of Health. These services will continue to be provided by the County following annexation of the Property.

Recreational Opportunities:

Nearby parks provide recreational opportunities to the Property. Anne Arundel County's Quiet Waters Park is located within 1/2 miles to the southwest of the Property, and the City of Annapolis' Ellen O. Moyer Nature Park at Back Creek is located within 1-1/4 miles to the north of the Property.

Library Facilities:

Library facilities are available at either the Annapolis Area Branch or the Eastport-Annapolis Neck Branch of the Anne Arundel County Public Library System.

(E) Description of Municipal Services that should be Upgraded, Initiated, or Extended.

Water:

The structures on the Property are not currently served by public water. Should development of the Property be pursued following annexation, the existing structures would be removed and the adequacy of water services, including any necessary upgrades or extensions, would be reviewed and ensured in connection with the applicable administrative approvals.

Sewer:

The structures on the Property are not currently served by private septic systems. Should development of the Property be pursued following annexation, the existing structures would be removed and the adequacy of sewer services, including any necessary upgrades or extensions, would be reviewed and ensured in connection with the applicable administrative approvals.

Street and Curbing Construction:

There are no streets or curbing currently on the Property.

Stormwater Drainage:

There are no modern stormwater drainage facilities on the Property. Should development of the Property be pursued following annexation, the adequacy of such services, including any necessary upgrades or extensions, would be reviewed and ensured in connection with the applicable administrative approvals.

Road Maintenance:

There are no roads currently on the Property.

Fire Protection Services:

Fire protection services are currently provided out of the Fire Company 08 - Annapolis Neck station, located less than 1/3 mile to the south of the Property, and would remain as they are presently provided.

Ambulance/Emergency Services:

Ambulance/emergency services are currently provided out of the Forest Drive Fire Station, located approximately 2.5 miles to the west of the Property, and would remain as they are presently provided.

Police Services:

Police services would be provided by the City of Annapolis.

Refuse Collection Services:

Refuse collection services would be provided by the City of Annapolis.

Street Lighting:

There is no street lighting currently on the Property.

Housing Inspection Services:

Housing inspection services would be provided by the City of Annapolis.

(F) Estimated Cost of Municipal Services.

The Petitioner has prepared estimations of the cost to the City of Annapolis for the provision of the aforementioned municipal services, together with estimations of revenues to be realized by the City of Annapolis after the annexation is complete. This fiscal impact analysis, prepared by Jon Arason with Arason & Associates, LLC, and marked as Exhibit I, is attached hereto and incorporated herein by reference (the "Fiscal Impact Analysis").

As explained in the Fiscal Impact Analysis and based on certain stated assumptions, the determination was made that annexation of the Property "as is" (i.e. without subsequent development of the Property) would yield $31,667 in annual municipal property taxes with little or no demand on City services. The Fiscal Impact Analysis further concludes that if the annexation is accomplished and if the Property is subsequently developed as illustrated in the conceptual development plan, the Property would generate $52,000 in annual municipal property taxes in excess of City expenditures to provide services to the Property.

(G) Estimated Revenue from Annexation.

The annexation will generate revenue for the City in excess of the City's cost of providing municipal services as a result of the annexation, which calculations are summarized above and described in detail in the Fiscal Impact Analysis at Exhibit I.

(H) Social and Economic Characteristics of the Property and Surrounding Area.

The Property is largely vacant and includes several dilapidated unoccupied structures. Information on existing conditions is depicted on the graphic identified as Exhibit J, attached hereto and incorporated herein by reference. The land use patterns in the vicinity generally include residential and commercial uses to the east (Sunrise at Bay Village senior living dwelling units, Starbucks coffee shop, CVS pharmacy, etc.), commercial uses to the north (Bay Forest Shopping Center, banks, restaurants, etc.), residential and commercial uses to the west (retail, restaurants, dwelling units), and residential uses to the south (single-family dwelling units). The social and economic characteristics of the Property and of the surrounding vicinity are similar to those of the City as a whole.

(I) Distinguishing Environmental Characteristics of the Property.

The vegetation on the Property is comprised of trees, understory shrubs, and other grasses and plants. The topography of the site, depicted on Exhibit H, is generally level.

(J) Unique Characteristics of the Property.

There are no physical characteristics of the Property proposed to be annexed that are unique in comparison with adjacent developed properties.

(K) Land Uses for the Property Specified in the Current Master Plan.

Plan2040 is the General Development Plan for Anne Arundel County, adopted by the Anne Arundel County Council via Bill No. 11-21 on May 3, 2021, which legislation was approved and enacted on May 13, 2021, and which became effective on June 27, 2021. Plan2040 provides the broad policy framework for growth and development for Anne Arundel County as a whole, and Bill No. 11-21 also required Anne Arundel County to prepare Region Plans to provide more specific guidance for development in different areas of the County. On May 6, 2024, the Anne Arundel County Council adopted the Region 7 Plan via Bill No. 8-24, and the corresponding Zoning Map via Bill No. 9-24 with amendments, which apply to the Property.

As a result of Plan2040 and the Region 7 legislation, the Property was assigned a Planned Land Use category of "Commercial", a Development Policy Area category of "Peninsula", and it was classified within the County's C1 zoning district. The Region 7 Plan, at page 24, directs that "[r]edevelopment in the neighborhood commercial nodes [e.g. Bay Ridge Road near Edgewood Road] … should be carefully designed to promote safe linkages into the surrounding neighborhoods, with compatible density and considering the potential for a compatible mix of uses in these nodes." Plan2040, at page 38, explains that the "Peninsula" Development Policy Area applicable to the Property is for "primarily residential communities" where "infill and redevelopment … must be compatible with the existing character of the neighborhood." Anne Arundel County Code, § 18-5-102 sets forth the land uses allowable within the County's C1 zone, which include multifamily dwellings and townhouse dwellings among a mix of other commercial and residential uses. Anne Arundel County Code, § 18-10-128 specifies that density for townhouses is generally limited to 12 units per acre.

The Petitioner proposes that the Property be zoned within the City of Annapolis R3 General Residence District ("R3") as depicted on Exhibit D. Per Code, 21.40.070, the City's R3 district is appropriate for single-family and two-family detached dwellings at up to 8 dwelling units per acre, and other compatible uses including single-family attached and multi-family dwelling units. Code, 21.48.010 sets forth the allowable land uses within the City's R3 zone, which include a mix of residential uses, commercial uses, and planned developments. Code, 21.50.060 specifies that the density in R3 for single-family attached and multi-family dwelling units is generally limited to approximately 12 units per acre.

In terms of allowable residential uses and the potential for commercial uses, the City's R3 district is similar to the County's C1, "Commercial", and "Peninsula" designations. As such, annexation of the Property will be in conformance with the Anne Arundel County General Development Plan, as amended from time to time, and Md. Local Government Code Ann. § 4-416 (b) as it will not allow development of the annexed land for land uses substantially different than the County's applicable classifications.

(L) Zoning Classification Requested.

As discussed above, as a result of Plan2040 and the Region 7 legislation the Property was zoned within the County's C1 district ("C1"). In accordance with Anne Arundel County Code, § 18-10-128, the maximum density within the C1 zoning district is 12 dwelling units per acre for townhouses. The Petitioner proposes that the Property be zoned within the City's R3 district. Code, 21.50.060 provides that the maximum density in the City's R3 district equates to 3,600 square-feet per multifamily and single-family attached dwelling units, or approximately 12.1 dwelling units per acre.

The City's R3 district is similar to the County's C1 district and, as illustrated on Exhibit G, the conceptual development plan of single-family attached townhouses is at a lower density of approximately 9.3 dwelling units per acre. As such, annexation of the

Property will be in conformance with the Anne Arundel County General Development Plan, as amended from time to time, and Md. Local Government Code Ann. § 4-416 (b) as it will not allow development of the annexed land at a substantially higher density, i.e. not exceeding 50%, than the County's applicable classification.

(M) Tax Map and Topographical Data for the Property.

The Property includes the lands identified on Exhibit A, is identified by the parcels listed on Exhibit B, and is illustrated on Exhibits D, E, and F. Tax map data for the Property is depicted on Exhibit E. Topographical data for the Property and the immediately surrounding area is illustrated on Exhibit F.

Fourth

The proposed annexation is consistent with "Annapolis Ahead Comprehensive Plan 2040" ("Plan"). The Plan, in Section 3, *Municipal Growth*, at page 100, explains that "[a] designated Growth Area is a planned extension of the municipal boundary to encompass lands to be annexed in the future." The Plan, at Figure 3-14, "*Map of Future Growth Areas Which Meet State Guidelines for Smart Growth*," page 101, identifies the Property as "Tier II – Future Growth Areas Planned for Sewer." The Plan, at page 100, further explains that "properties along Bay Ridge Road provide an opportunity for infill development" where "housing options could be developed with improved bike and pedestrian infrastructure in close proximity to nearby retail, parks, and schools." And under the *Housing* Goal H1.3, at page 436, the Plan prioritizes using "the City's authority to annex and permit development to promote housing development" in the Annapolis "Growth Area." Annexation of the Property is consistent with the Plan's municipal growth priorities and will facilitate the provision of new housing options with improved pedestrian infrastructure in Annapolis.

—Signature Pages Follow—

Petitioner:

GSX Solutions, LLC

By: ______________________

Jon Grant, President

Petitioner:

Lidl US Operations, LLC

By: ______________________________

Nicholas Harvey, Real Estate HQ Senior Director

By: ______________________________

OLU Johnson, VP REAL ESTATE

PETITION TO THE MAYOR AND ALDERPERSONS
OF THE CITY OF ANNAPOLIS
FOR ANNEXATION AND ZONING OF REAL ESTATE

Exhibit List

Exhibit A	Metes and Bounds Description of Property
Exhibit B	Signatures of Property Owners
Exhibit C	Boundary Realignment
Exhibit D	Annexation Plat
Exhibit E	Tax Map
Exhibit F	Topographic Map
Exhibit G	Conceptual Development Plan
Exhibit H	Certification of Mailing
Exhibit I	Fiscal Impact Analysis
Exhibit J	Existing Conditions

Exhibit A

(Metes and Bounds Description of Property)

Messick & Associates
Consulting Engineers,
Planners, Surveyors
& Landscape Architects
7 Old Solomons Island Road • Suite 202 • Annapolis, MD 21401
(410) 266-3212 • Fax (410) 266-3502 • www.messickandassociates.com

EXHIBIT A

DESCRIPTION OF THE AREA TO BE ANNEXED
INTO THE CITY OF ANNAPOLIS
THE LANDS OF LIDL US OPERATIONS, LLC
TAX MAP 57A
PARCELS 765, 762, 861, 862, 863, 864, 867, 868 & 1405
SECOND DISTRICT
ANNE ARUNDEL COUNTY, MARYLAND

BEING all of the lands conveyed by ANNAPOLIS NECK, LLC, SAMARAS GRANDCHILDREN PROPERTY, LLC and STEPHEN C. SAMARAS, EVANGELINE S. ROSS, DAPHNE S. FOREMAN, GEORGE CHARLES ALEX, Trustee of the GEORGE CHARLES ALEX TRUST, dated November 13, 2014, and WILLIAM G. PAPPAS, Successor Trustee of the EVANGELINE A PAPPAS TRUST, dated December 23, 1996 to LIDL US OPERATIONS, LLC by deed dated December 30, 2021, and recorded among the Land Records of Anne Arundel County, Maryland in deed Liber 38524 folio 197.

BEGINNING for the same at an iron bar with cap found (BOHLER) on the southern side of Bay Ridge Road, a variable width right-of-way, said iron bar with cap found being located at the beginning of the first (1st) or the South 33° 20’ 57” East 300.00’ line as described in the conveyance from John Martino to Annapolis Neck, LLC by deed dated August 29, 2005 and recorded among the Land Records of Anne Arundel County, Maryland in deed Liber 16811, Folio 441;

THENCE leaving the point of beginning and binding on the said southern side of Bay Ridge Road, the said South 33° 20’ 57” East 300.00’ line and continuing along the northwesternmost outlines of Lot 1, Bay Village Drive and Lot 4 of the subdivision entitled Bay Village dated March, 2017 and recorded among the Land Records of Anne Arundel County, Maryland in Plat Book 350, Pages 30-31, said line further binding on the fourth (4^{th}) or South 33° 10’ 00” West 284.17’ line as described in the conveyance from Charles F. and Cheri M. Murphy to Annapolis Neck, LLC by deed dated October 14, 2005 and recorded among the Land Records of Anne Arundel County, Maryland in deed Liber 17045, Folio 254, with bearings referred to City of Annapolis Grid North as now surveyed;

1. **South 33° 20' 57" West 584.39'** to a point, said point being South 19° 14’ 06” East 0.65’ from a 1” iron pipe found, said point being located on the northernmost line of the conveyance from WCR LLC to NOE L. FLORES FLORES and IRIS ZULENA CISNEROS by deed dated April 19, 2025 and recorded among the Land Records of Anne Arundel County, Maryland in deed Liber 41242, Folio 484, said point being on the South 38° 34’ East 421.18’ line as shown on a plat entitled “Plat of 1.75 Acres± & 1.92 Acres±, part of the Agnes Hopkins Estate” dated June 22, 1974 and recorded among the Land Records of Anne Arundel County, Maryland in deed Liber 2860, Folio 688;

THENCE leaving said Lot 4 and binding on the northernmost outline of the said conveyance to NOE L. FLORES FLORES and IRIS ZULENA CISNEROS and continuing along the northernmost outlines of the following, the conveyance from Kimberly J. Farrell to John Kacergis and Mary Wenzel by deed dated August 28, 2025 and recorded among the Land Records of Anne Arundel County, Maryland in deed Liber 41701, Folio 164, and the conveyance from James Fred Hopkins, Jr. to James Fred Hopkins, Trustee of the James Fred Hopkins Revocable Living Trust dated March 4, 2010, by deed dated June 22, 2010 and recorded among the Land Records of Anne Arundel County, Maryland in deed Liber 22389, Folio 251;

2. **North 46° 28' 23" West 426.52'** passing over iron pipes found 152.28' and 351.71' from the beginning thereof to a point, said point being the end of the first or South 33° 20' West 267.67' line of Parcel 1 as described in the conveyance from DEBORAH G. SNYDER to JAMMET INVESTMENT ASSOCIATES, LLC by deed dated April 22, 2015 and recorded among the Land Records of Anne Arundel County, Maryland in deed Liber 28324, Folio 212;

THENCE leaving the aforementioned conveyance to James Fred Hopkins, Trustee and binding reversely on the said first line of Parcel 1 in the conveyance to JAMMET INVESTMENT ASSOCIATES, LLC and continuing reversely along the first or South 33° 20' West 250' line as described in the conveyance from 919 BAY RIDGE, LLC to 919 BAY RIDGE, LLC by confirmatory dated July 19, 2013 and recorded among the Land Records of Anne Arundel County, Maryland in deed Liber 26461, Folio 425;

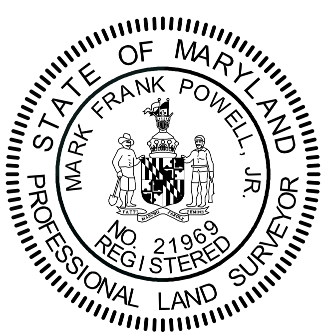
3. **North 33° 17' 49" East 529.03'** passing over an iron bar and cap found (BOHLER) found 509.87' from the beginning thereof to a point on the aforementioned southern side of Bay Ridge Road;

THENCE leaving the said conveyance to 919 BAY RIDGE, LLC and binding along the southern outlines of the said Bay Ridge Road the following eight (8) courses and distances;

4. **South 56° 28' 16" East 107.05'** to a point;
5. **South 33° 34' 44" West 9.05'** to a point;
6. **South 57° 04' 16" East 52.61'** to a point;
7. **North 33° 34' 44" East 9.05'** to a point;
8. **South 57° 04' 16" East 52.60'** to a point;
9. **South 56° 28' 16" East 105.00'** to a point;
10. **South 33° 32' 40" West 19.34'** to a point;
11. **South 56° 13' 20" East 103.10'** to the point of beginning.

CONTAINING in all the above described 235,556 square feet or 5.4076 acres more or less to be annexed.

This description has been prepared without the benefit of a title report and was prepared under the responsible charge of a Maryland Licensed Land Surveyor, and complies with standards set forth under COMAR Regulation 09.13.06.08.



Mark F. Powell, Jr. 06/23/2026

Mark F. Powell, Jr. Date
MD Professional Land Surveyor #21969

Exhibit B

(Signatures of Property Owners)

Exhibit B

SIGNATURES – PROPERTY OWNERS

Md. Local Government Code Ann. § 4-404 (a) (2), requires that an annexation petition be signed by the owners of at least 25% of the assessed valuation of the real property in the area to be annexed. The Petition to which this Exhibit is appended is signed by the Petitioners identified therein and, as tabulated below for each of the parcels covered by the Petition, Petitioner Lidl US Operations, LLC owns 100% of the assessed valuation of the real property in the area to be annexed.

Parcel	Account	Address	Owner	Assessed Valuation	Signed Petition
Map 57A, Parcel 762, Pt Lt 6	02-000-07269740	917 Bay Ridge Road, Annapolis 21403	Lidl US Operations, LLC	$336,600	✓
Map 57A, Parcel 765	02-000-10316600	929A Bay Ridge Road, Annapolis 21403	Lidl US Operations, LLC	$277,800	✓
Map 57A, Parcel 861, Pt Lt 6	02-000-10166100	Bay Ridge Road, Annapolis 21403	Lidl US Operations, LLC	$571,500	✓
Map 57A, Parcel 862	02-000-10165800	925 Bay Ridge Road, Annapolis 21403	Lidl US Operations, LLC	$484,800	✓
Map 57A, Parcel 863, W HLF Lt 7	02-000-10166300	Bay Ridge Road, Annapolis 21403	Lidl US Operations, LLC	$543,400	✓
Map 57A, Parcel 864, E HLF Lt 7	02-000-10166400	Bay Ridge Road, Annapolis 21403	Lidl US Operations, LLC	$326,000	✓
Map 57A, Parcel 867, Pt Lt 8	02-000-10166440	Bay Ridge Road, Annapolis 21403	Lidl US Operations, LLC	$1,009,400	✓
Map 57A, Parcel 868	02-000-90035408	941 Bay Ridge Road, Annapolis 21403	Lidl US Operations, LLC	$333,200	✓
Map 57A, Parcel 1405, Lt 1	02-000-90035409	939 Bay Ridge Road, Annapolis 21403	Lidl US Operations, LLC	$408,200	✓

* Note that Md. Local Government Code Ann. § 4-404 (a) (1) requires that an annexation petition be signed by at least 25% of the registered voters who are residents in the area to be annexed. There are no residents in the area to be annexed.

Exhibit C

(Boundary Realignment)

Messick & Associates
Consulting Engineers,
Planners, Surveyors
& Landscape Architects
7 Old Solomons Island Road • Suite 202 • Annapolis, MD 21401
(410) 266-3212 • Fax (410) 266-3502 • www.messickandassociates.com

EXHIBIT C

CITY OF ANNAPOLIS BOUNDARY DESCRIPTION
INCLUDING THE LANDS OF LIDL US OPERATIONS, LLC
TAX MAP 57A
PARCELS 765, 762, 861, 862, 863, 864, 867, 868 & 1405
SECOND DISTRICT
ANNE ARUNDEL COUNTY, MARYLAND

INCLUDE FROM BEGINNING OF THE CURRENT DESCRIPTION THROUGH THE REFERENCE BELOW

FROM EXISTING DESCRIPTION REPEATED FOR REFERENCE:

Thence with the arc of said curve which has a radius of 480.08 feet, a chord bearing and distance of south 72 degrees 46 minutes 25 seconds west 155.05 feet for an arc distance of 155.73 feet to the point of tangency of said curve; thence south 82 degrees 04 minutes 00 seconds west 321.51 feet to the point of curve; thence with a part of the arc of said curve which has a radius of 551.33 feet, a chord bearing and distance of south 55 degrees 53 minutes 48 seconds west 486.31 feet for an arc distance of 503.64 feet to a point where the northernmost line of Part 2 of a conveyance from Paul S. Anderson and Virginia L. Anderson, his wife, to James E. Rhodes and Jean W. Rhodes, his wife, by deed dated November 5, 1956, and recorded among the said land records in liber GTC 1077, folio 91, intersects the west side of Carrollton Road; thence leaving said road and running with the northernmost line of said conveyance and the lines of the Annapolis Roads subdivision Sections N and F recorded in plat book 23 at page 19 and plat book 23 at page 10 and as corrected to Annapolis metropolitan sewage commission grid north, north 60 degrees 13 minutes 10 seconds west 170.94 feet; thence south 16 degrees 38 minutes 20 seconds west 66.98 feet to a concrete monument number 11188; thence south 28 degrees 14 minutes 20 seconds west 483.28 feet to a concrete monument number 11187; thence south 36 degrees 24 minutes 10 seconds west 349.98 feet; thence south 37 degrees 30 minutes 30 seconds west 1,570.38 feet to Bay Ridge Road; thence South 03 degrees 11 minutes 49 seconds West, 44.82 feet to a point which marks the easternmost boundary of parcel 15 described in that conveyance from George B. Woelfel, Jr. and Ola Gardner Woelfel, executors and personal representatives of the Estate of George B. Woelfel to George B. Woelfel, Jr., et al., by Deed dated the 25th day of February, 1972 and recorded among the Land Records of Anne Arundel County in Book 2470, Page 875; thence binding on said parcel 15 and with meridian corrected as aforesaid, the following five bearings and distances: South 82 degrees 11 minutes 52 seconds West, 138.49 feet; thence South 36 degrees 27 minutes 18 seconds East, 187.56 feet; thence South 43 degrees 21 minutes 42 seconds West, 111.05 feet; thence South 82 degrees 11 minutes 52 seconds West, 550.18 feet; thence North 07 degrees 47 minutes 58 seconds West 249.20 feet to a point which also marks the southernmost boundary of Parcel No. 1 described in that conveyance from Kramer Realty Company to Kramer Associates Joint Venture by Deed dated the 30th day of December, 1980 and recorded among the Land Records of Anne Arundel County in Liber 3380, Page 551; thence leaving said conveyance to George B. Woelfel, Jr., et al. and binding on the outline of said conveyance to Kramer Associates Joint Venture North 54 degrees 52 minutes 24 seconds West, 13.58 feet to a point which marks the southernmost boundary described in that conveyance from Eugene P. Childs, Trustee to Reinhardt Tirschman, deceased and Mary J. Tirschman, his wife, deceased, by Deed dated the 4th day of January, 1936 and recorded among the Land Records of Anne Arundel County in Liber FAM 152, Folio 18; thence leaving said conveyance to Kramer Associates Joint Venture and binding on the property of the Estate of said Mary J. Tirschman, deceased, THEN…….

REMOVE FROM THE CURRENT DESCRIPTION

the following two bearings and distances: North 45 degrees 29 minutes 07 seconds West, 267.57 feet; thence North 34 degrees 13 minutes 13 seconds East, 603.62 feet to a point;

THEN……

INSERT INTO THE DESCRIPTION THE AREA THAT INCORPORATES
PARCELS 765, 762, 861, 862, 863, 864, 867, 868 & 1405

North 45 degrees 29 minutes 07 seconds West, 256.87 feet to a point on the easternmost or South 33 degree 10 minute 00 second West 284.17 line of Parcel 1405 as described in the conveyance from ANNAPOLIS NECK, LLC, SAMARAS GRANDCHILDREN PROPERTY, LLC and STEPHEN C. SAMARAS, EVANGELINE S. ROSS, DAPHNE S. FOREMAN, GEORGE CHARLES ALEX, Trustee of the GEORGE CHARLES ALEX TRUST, dated November 13, 2014, and WILLIAM G. PAPPAS, Successor Trustee of the EVANGELINE A PAPPAS TRUST, dated December 23, 1996 to LIDL US OPERATIONS, LLC by deed dated December 30, 2021, and recorded among the Land Records of Anne Arundel County, Maryland in deed Liber 38524 folio 197, thence binding reversely on said line as now surveyed South 33 degrees 20 minutes 57 seconds West 16.45 feet to a point, said point being South 19 degrees 14 minutes 06 seconds East 0.65 feet from a 1" iron pipe found, said point being located on the northernmost line of the conveyance from WCR LLC to NOE L. FLORES FLORES and IRIS ZULENA CISNEROS by deed dated April 19, 2025 and recorded among the Land Records of Anne Arundel County, Maryland in deed Liber 41242, Folio 484, said point being on the South 38 degrees 34 minutes East 421.18 feet line as shown on a plat entitled "Plat of 1.75 Acres± & 1.92 Acres±, part of the Agnes Hopkins Estate" dated June 22, 1974 and recorded among the Land Records of Anne Arundel County, Maryland in deed Liber 2860, Folio 688, thence binding on the northernmost outline of the said conveyance to NOE L. FLORES FLORES and IRIS ZULENA CISNEROS and continuing along the northernmost outlines of the following, the conveyance from Kimberly J. Farrell to John Kacergis and Mary Wenzel by deed dated August 28, 2025 and recorded among the Land Records of Anne Arundel County, Maryland in deed Liber 41701, Folio 164, and the conveyance from James Fred Hopkins, Jr. to James Fred Hopkins, Trustee of the James Fred Hopkins Revocable Living Trust dated March 4, 2010, by deed dated June 22, 2010 and recorded among the Land Records of Anne Arundel County, Maryland in deed Liber 22389, Folio 251, thence North 46 degrees 28 minutes 23 seconds West 426.52 feet passing over iron pipes found 152.28 feet and 351.71 feet from the beginning thereof to a point, said point being the end of the first or South 33 degree 20 minute West 267.67 feet line of Parcel 1 as described in the conveyance from DEBORAH G. SNYDER to JAMMET INVESTMENT ASSOCIATES, LLC by deed dated April 22, 2015 and recorded among the Land Records of Anne Arundel County, Maryland in deed Liber 28324, Folio 212, thence leaving the aforementioned conveyance to James Fred Hopkins, Trustee and binding reversely on the said first line of Parcel 1 in the conveyance to JAMMET INVESTMENT ASSOCIATES, LLC and continuing reversely along the first or South 33 degrees 20 minutes West 250 feet line as described in the conveyance from 919 BAY RIDGE, LLC to 919 BAY RIDGE, LLC by confirmatory dated July 19, 2013 and recorded among the Land Records of Anne Arundel County, Maryland in deed Liber 26461, Folio 425, thence North 33 degrees 17 minutes 49 seconds East 529.03 feet passing over an iron bar and cap found (BOHLER) found 509.87' from the beginning thereof to a point on the aforementioned southern side of Bay Ridge Road, thence leaving the said conveyance to 919 BAY RIDGE, LLC and binding along the southern outlines of the said Bay Ridge Road the following eight (8) courses and distances, South 56 degrees 28 minutes 16 seconds East 107.05 feet to a point, South 33 degrees 34 minutes 44 seconds West 9.05 feet to a point, South 57 degrees 04 minutes 16 seconds East 52.61 feet to a point, North 33 degrees 34 minutes 44 seconds East 9.05 feet to a point, South 57 degrees 04 minutes 16 seconds East 52.60 feet to a point, South 56 degrees 28 minutes 16 seconds East 105.00 feet to a point, South 33 degrees 32 minutes 40 seconds West 19.34 feet to a point, South 56 degrees 13 minutes 20 seconds East 101.21 feet to a point, said point being 37.67 feet from the end of the North 34 degree 13 minutes 13 seconds East, 603.62 feet line as previously described in the City of Annapolis Boundary Description, thence binding on said line North 34 degrees 13 minutes 13 seconds East 37.67 feet

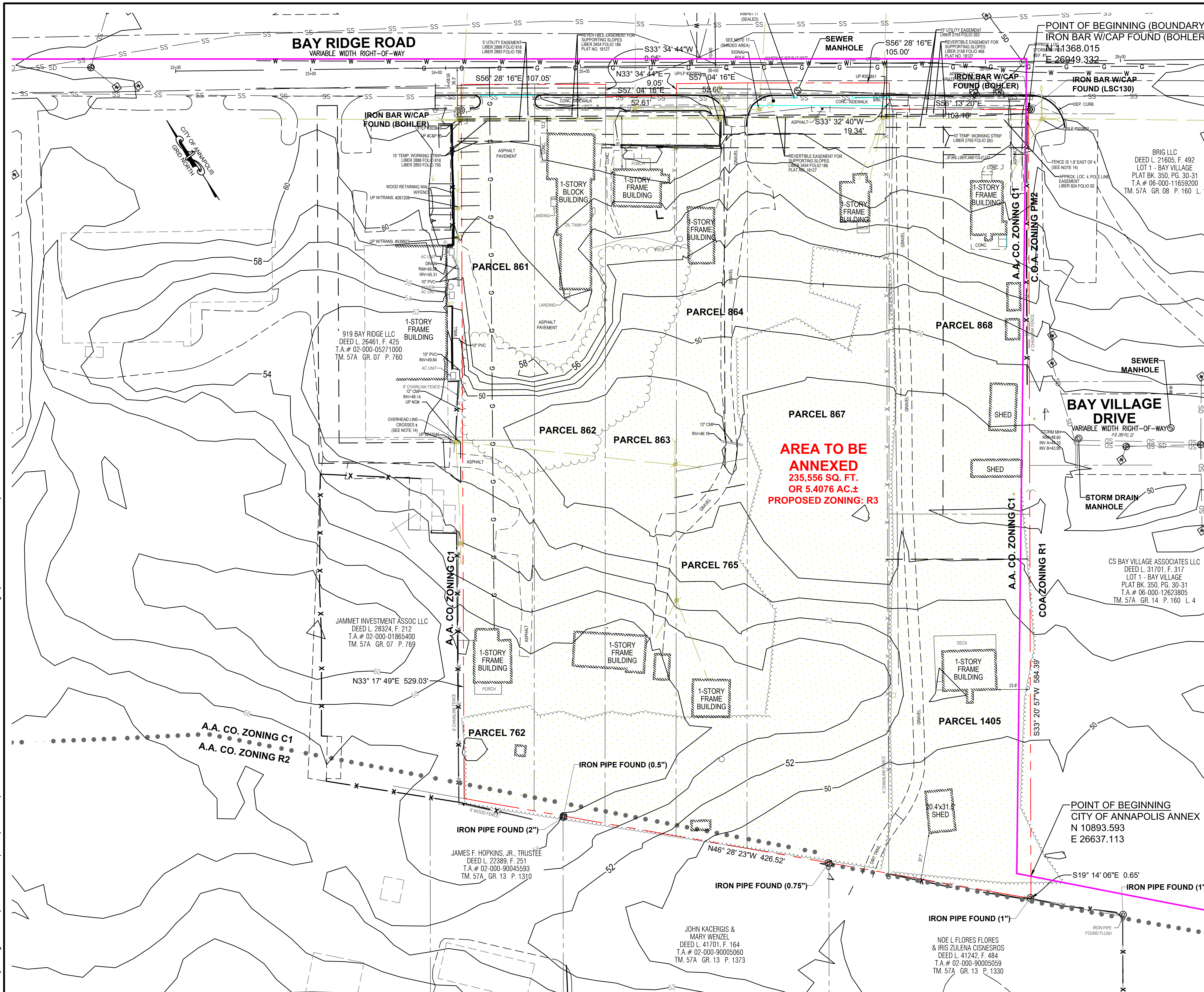
THEN…..

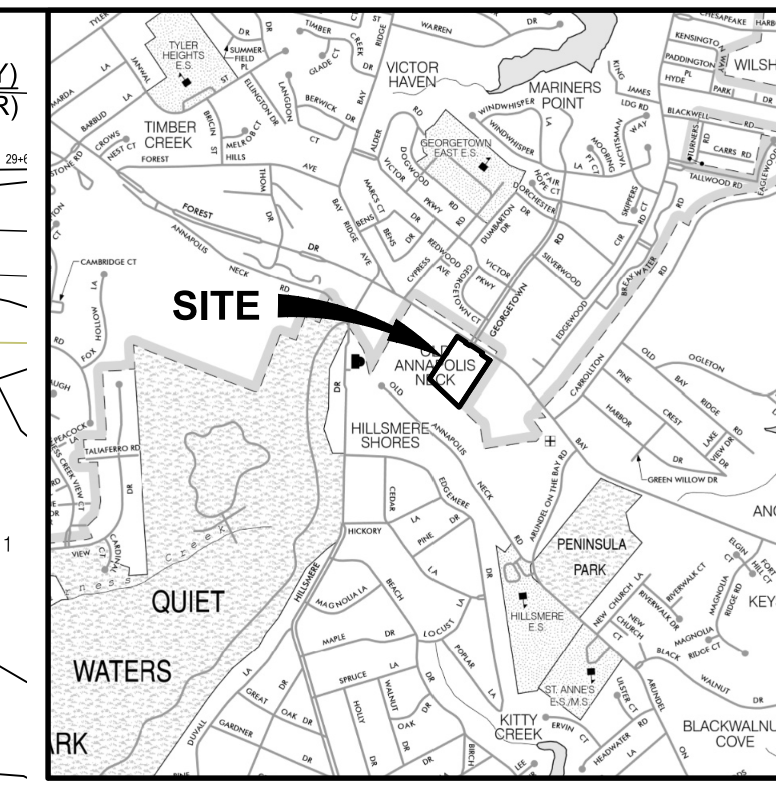
CONTINUE THE CURRENT DESCRIPTION REPEATED FOR REFERENCE:

thence north 56 degrees 29 minutes 18 seconds west 957.71 feet; thence crossing Bay Ridge Road south 31 degrees 42 minutes 10 seconds west 29.15 feet to the northeast corner of the Bay Ridge Plaza Shopping Center recorded in Plat Book 46 at page 31; thence with the east and south boundaries of said platted property; south 31 degrees 42 minutes 10 seconds west 782.77 feet to a concrete monument in the old abandoned Annapolis Neck Road; thence north 38 degrees 17 minutes 40 seconds west 87.08 feet to a monument found; thence north 19 degrees 33 minutes 40 seconds west 200.96 feet to a monument found; thence north 32 degrees 39 minutes 40 seconds west 183.59 feet to a pipe set in the northerly extension of the east side of Hillsmere Drive as shown on Plat 1, Section 3, Hillsmere Estates, recorded among the land records of Anne Arundel County in Plat Book 25, page 7; thence crossing part of Hillsmere Drive north 32 degrees 47 minutes west 112.57 feet to a monument number 11283; thence with the approximate center line of the Annapolis Neck Road north 30 degrees 35 minutes 40 seconds west 273.27 feet; thence north 50 degrees 18 minutes 10 seconds west 105.82 feet to a point, said point being the intersection formed by the north 50 degrees 18 minutes 10 seconds West, 105.82-foot line the City of Annapolis boundary description, with the 218th or north 19 degrees 10 minutes 51 seconds east, 262.15 ft. line (when projected ahead) as described in that conveyance from Carl J. Tenner, trustee to Anne Arundel County, Maryland by deed recorded among the land records of Anne Arundel County in Book 4546, Page 295; said point also being located north 19 degrees 26 minutes 51 seconds east, 7.85 ft. from the end thereof; thence from said point and binding on said projection reversely and binding on said 218th or 262.15 ft. line reversely,

Exhibit D

(Annexation Plat)





VICINITY MAP
1" = 2000'

GENERAL NOTES

1. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. THE BOUNDARY SHOWN HEREON WAS TAKEN FROM AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY BOHLER, DATED NOVEMBER 25, 2025 AND FIELD VERIFIED BY MESSICK AND ASSOCIATES ON MARCH 25, 2026.
3. THE SUBJECT PROPERTY WAS TRANSLATED TO THE CITY OF ANNAPOLIS GRID NORTH BY UTILIZING THE COMMON LINE OF THE "BAY VILLAGE" SUBDIVISION PLAT.
4. THE TOPOGRAPHIC DATA SHOWN HEREON WAS TAKEN FROM AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY BOHLER, DATED NOVEMBER 25, 2025 WHICH STATES THAT THE ELEVATIONS ARE BASED ON NAVD 88 PER GPS OBSERVATIONS.

LEGEND

PROPERTY LINE
ZONING LINE
EXISTING C.O.A. BOUNDARY
EXISTING STORM DRAIN
EXISTING SEWER
EXISTING WATER
EXISTING GAS
AREA TO BE ANNEXED & REZONED TO C.O.A. R3

FILE: S:\AA CO\25-1954 917-941 Bay Ridge Road\MAI-SURVEY\DWG\Exhibits\25-1954-Annexation Plat Exhibit COA Grid.dwg (MESSICK&ASSOCIATES)

MESSICK & ASSOCIATES
CONSULTING ENGINEERS, PLANNERS AND SURVEYORS
7 OLD SOLOMONS ISLAND ROAD, SUITE 202
ANNAPOLIS, MARYLAND 21401
(410) 266-3212 * FAX (410) 266-3502
email: SURVEY@messickandassociates.com

Mark F. Powell, Jr. 06/24/2026
MARK F. POWELL, JR. DATE
MARYLAND PROFESSIONAL LAND SURVEYOR
LICENSEE (MD# 21969)
LICENSE EXPIRES/RENEWS DECEMBER 17, 2027
MESSICK GROUP, INC.
(T/A MESSICK & ASSOCIATES)
7 OLD SOLOMONS ISLAND ROAD SUITE 202
ANNAPOLIS, MD. 21401 PHONE: 410-266-3212

STATE OF MARYLAND
MARK FRANK POWELL, JR.
NO. 21969
REGISTERED
PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 50'
50 25 0 50 100

EXHIBIT 'D'

ANNEXATION PLAT
THE LANDS OF LIDL US OPERATIONS, LLC

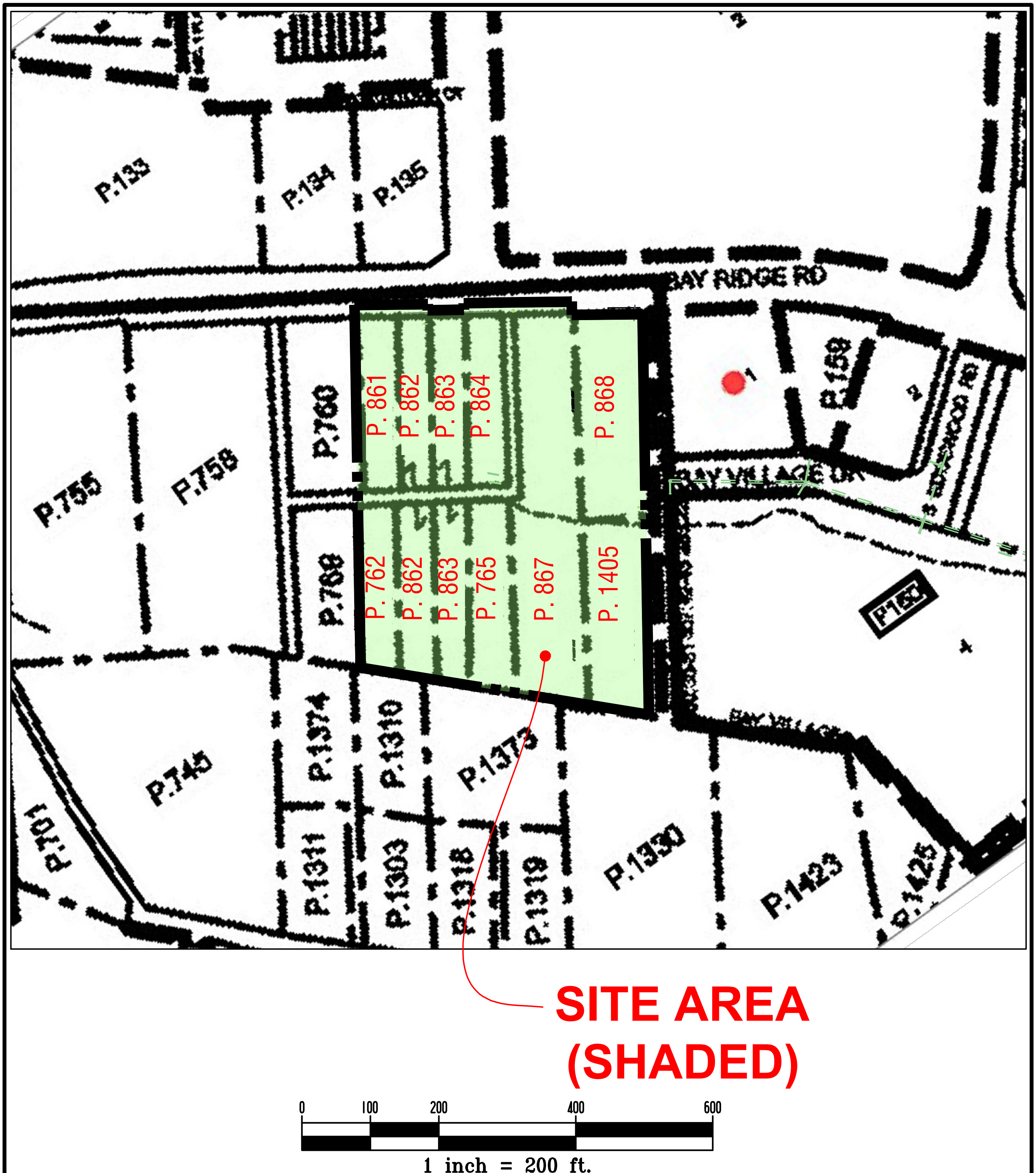
TAX MAP 57A
PARCELS 765, 762, 861, 862, 863, 864, 867, 868 & 1405
SECOND DISTRICT
ANNE ARUNDEL COUNTY, MARYLAND 21403

SCALE: AS SHOWN DATE: JUNE 2026 C.O.A. GRID NORTH SHEET 1 OF 1

Exhibit E

(Tax Map)

Exhibit E



FILE: G:\AA CO\25-1954 917-941 Bay Ridge Road\DWG\TAX MAP EXHIBIT.dwg (MESSICK&ASSOCIATES)

March 3 2026

MESSICK & ASSOCIATES

CONSULTING ENGINEERS,
PLANNERS AND SURVEYORS
7 OLD SOLOMONS ISLAND ROAD, SUITE 202
ANNAPOLIS, MARYLAND 21401
(410) 266-3212 * FAX (410) 266-3502
email: ENGR@messickandassociates.com

* MESSICK GROUP INC. T/A MESSICK AND ASSOCIATES

EXHIBIT- TAX MAP

917-941 BAY RIDGE ROAD

ANNAPOLIS, MD 21403

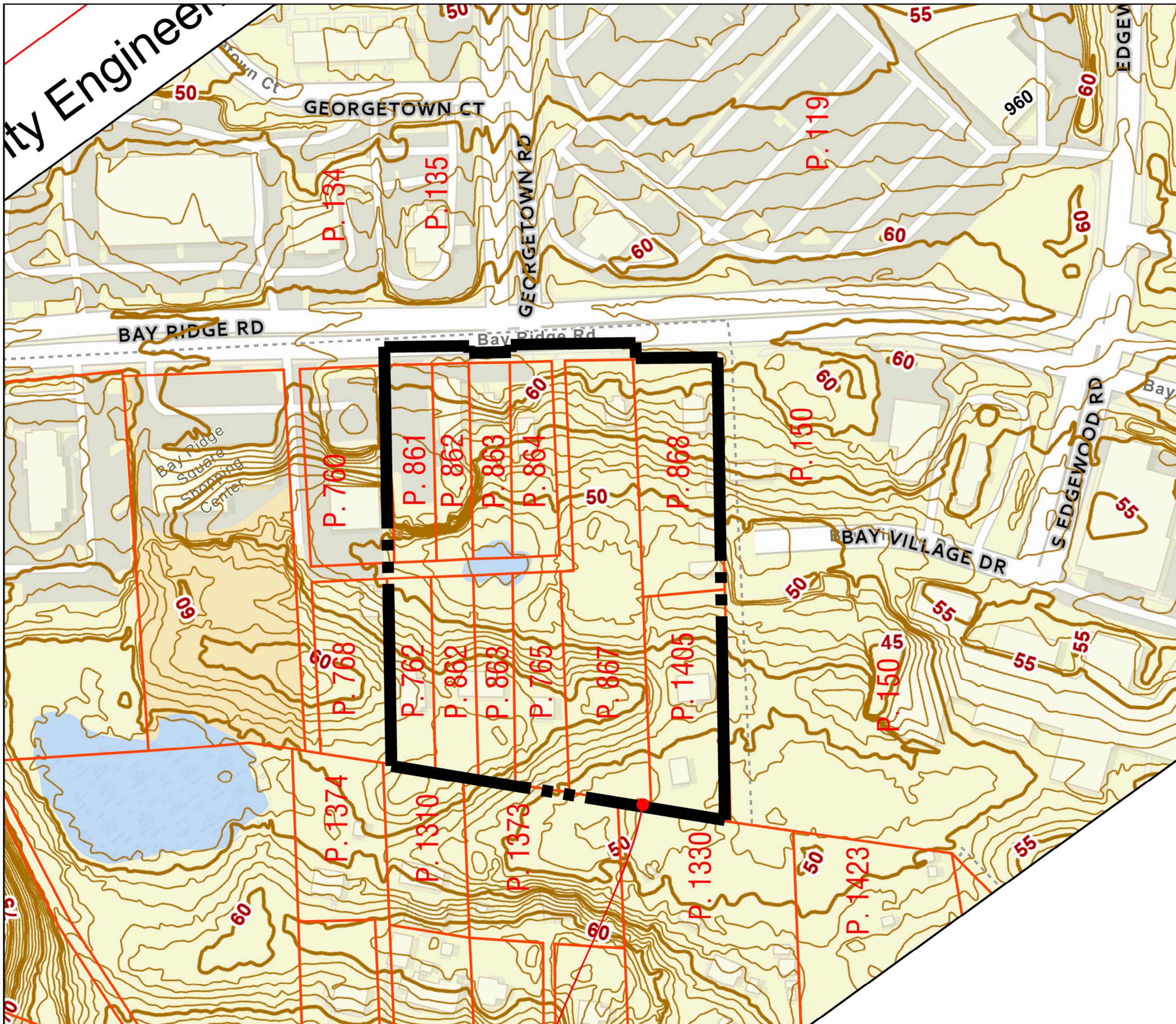
TAX MAP 57A GRID 8 PARCEL MULTIPLE, REF PLAN

SECOND DISTRICT ANNE ARUNDEL COUNTY, MD. 21403

Exhibit F

(Topographic Map)

Exhibit F



SITE AREA BOUNDARY

0 100 200 400 600

1 inch = 200 ft.

MESSICK & ASSOCIATES
CONSULTING ENGINEERS, PLANNERS AND SURVEYORS
7 OLD SOLOMONS ISLAND ROAD, SUITE 202
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(410) 266-3212 * FAX (410) 266-3502
email: ENGR@messickandassociates.com
* MESSICK GROUP INC. T/A MESSICK AND ASSOCIATES

EXHIBIT- TOPO MAP

917-941 BAY RIDGE ROAD

ANNAPOLIS, MD 21403

TAX MAP 57A GRID 8 PARCEL (MULTIPLE, REF PLAN)

SECOND DISTRICT ANNE ARUNDEL COUNTY, MD. 21403

FILE: G:\AA CO\25-1954 917-941 Bay Ridge Road\DWG\TOPO EXHIBIT.dwg (MESSICK&ASSOCIATES)

March 3 2026

Exhibit G

(Conceptual Development Plan)

Exhibit G

1 inch = 30 ft.

CONCEPT PLAN - BAY RIDGE TOWNHOMES

917-941 BAY RIDGE ROAD

941 BAY RIDGE RD
ANNAPOLIS, MD 21403

TM: 57-A PRCL: REF TABLE
SECOND ASSESSMENT DISTRICT
SCALE: AS SHOWN
TAX ACCT: REF TABLE
ANNE ARUNDEL COUNTY, MARYLAND 21654
DATE: JANUARY 2026
ZONING: COMMERCIAL
SHEET: OF X

OWNER:
LIDL US OPERATIONS LLC
3500 SOUTH CLARK ST
ARLINGTON, MD 22202

NOT FOR CONSTRUCTION

MESSICK & ASSOCIATES*
CONSULTING ENGINEERS, PLANNERS AND SURVEYORS
7 OLD SOLOMONS ISLAND ROAD, SUITE 202
ANNAPOLIS, MARYLAND 21401
(410) 266-3212 * FAX (410) 266-3502
email: engr@messickandassociates.com

REVISION	
DATE	BY

Exhibit H

(Certification of Mailing)

Exhibit H

CERTIFICATION OF MAILING

I, the undersigned, being over the age of eighteen (18) and competent to testify to the matters contained herein, do solemnly certify, declare, and affirm under the penalties of perjury the following:

> On April 28, 2026, within sixty (60) days prior to the filing of the Petition to which this Certification is appended, a summary of the Petition, together with a copy of the provisions of the Code of the City of Annapolis, Title 2, Sections 2.52.010 through 2.52.080, as illustrated on Attachment 1 hereto, were mailed to the property owners listed on Attachment 2 hereto.

Signature

Laura Corby

Date June 25, 2026

HYATT & WEBER, P.A.
ATTORNEYS AT LAW

ALAN J. HYATT
e-mail: ahyatt@hwlaw.com

April 28, 2026

NOTICE TO PROPERTY OWNER(S)
SENT VIA FIRST-CLASS MAIL

Re: Annexation Petition to the City of Annapolis – 917-941 Bay Ridge Road

Dear Property Owner:

Our office represents GSX Solutions, LLC, which is preparing to file with the City of Annapolis a "Petition for Annexation and Zoning of Real Estate" for certain property located on the southwest side of Bay Ridge Road and across from Georgetown Road. The property proposed to be annexed is located in the Second Assessment District of Anne Arundel County, Maryland and is identified more particularly on Exhibit A attached hereto.

The Petition will request that the property – totaling just over 5 acres (C&C Liquors used to operate on a portion of the subject property) – be annexed and incorporated into the jurisdictional boundary of the City of Annapolis. The Petition will also provide an estimate of the cost to the City of Annapolis for providing certain public services to the property, as well as an estimate of revenues to be realized by the City of Annapolis as a result of the annexation. If the annexation takes place, the City of Annapolis will provide certain customary municipal services to the property.

This summary is required to be sent to all property owners within five hundred feet (500') of the property proposed for annexation. Also enclosed are Exhibit B (a copy of the provisions set forth in Chapter 2.52 of the Annapolis City Code, which govern the annexation procedure in the City of Annapolis) and Exhibit C (a conceptual development plan illustrating the type of residential design that might be proposed following annexation). Please contact me if you have questions.

Very truly yours,

HYATT & WEBER, P.A.

Alan J. Hyatt

Encl.

Exhibit A

MERLIN Online

3/24/2026, 4:50:47 PM

Parcel Boundaries

High Resolution Imagery 2023-2024

1:4,514

0	0.03	0.06	0.12 mi
0	0.05	0.1	0.19 km

MD iMAP, ESRI, MD iMAP, MDP, SDAT, MD iMAP, DoIT, County of Anne Arundel, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

County of Anne Arundel, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | MD iMAP | MD iMAP, DoIT | MD iMAP, USGS | MD iMAP, COMMERCE, DHCD, MDP, MHT, MDOT, MDOT

Exhibit B

Chapter 2.52 ANNEXATION POLICY AND PROCEDURE

2.52.010 Policy.

The principles that shall govern annexation are:

A. The City Council may consider and act upon a petition for the annexation of unincorporated territory adjacent to the boundaries of the City in order to promote the health, welfare, safety and economic development of the entire community.

B. Reasonable policies in relation to physical facilities and relevant conditions will govern the consideration of an annexation proposal.

C. Annexation merely to increase municipal revenue is inappropriate without an ability or intent to benefit an area by rendering municipal services.

D. Annexation of an area in which there is no present need for service may be appropriate if the area is required for planned future development.

E. Annexation may be appropriate when it promotes coordinated planning for the surrounding area and where it conforms to plans of general development of the City and of the County.

F. Annexation brings a higher quality of service to the area.

G. Annexation affords citizens the vehicle to participate in a municipal government which provides greater opportunities to be involved in and affect the affairs of the community.

(Prior code § 2-71)

2.52.020 Other applicable law.

This chapter is in addition to any other provisions of the Charter and code and of the Annotated Code of Maryland which govern annexation.

(Prior code § 2-72)

2.52.030 Petition—Filing—Contents.

A petition for annexation, prepared in compliance with Section 19 of Article 23A of the Annotated Code of Maryland, shall be filed with the City Clerk, together with fifteen copies of the petition and a nonrefundable fee as established by resolution of the City Council. Among any other information which the petitioner may deem relevant or which is required with regard to the area proposed for annexation, the petition shall include:

A. Descriptive data such as acreage, metes and bounds description of the boundary realignment, population, name and address of each property owner, number and kind of existing uses, roadway mileage, assessments, and existing or proposed public facilities or services;

B. A plat displaying the present and proposed boundaries, general land use patterns, existing and proposed zoning, present and proposed public facilities and improvements, existing structures, and existing reserved or public areas;

C. Certification that each owner of real property, both within the area of the proposed annexation and within five hundred feet of the boundaries thereof, has either executed the petition or has been sent by first class mail to the address listed in the assessment records, within sixty days prior to the filing of the petition, a summary of the petition and of the provisions of this chapter;

D. Description and cost of services presently provided, such as police, fire, ambulance, water, sewerage collection, refuse collection, road maintenance, street lighting, street and curbing construction, stormwater drainage, animal control, housing inspection, public health, recreation, library, etc.;

E. Description of municipal services which should be upgraded, initiated or extended, together with a recommendation regarding the priority for accomplishing the improvements and a recommendation as to the source of funding for any capital improvements;

F. Estimation of the cost to the City of having to provide each service;

G. Estimation of the potential revenue to be realized by the City;

H. Description of the social and economic characteristics of the proposed area and the surrounding area;

I. Assessment of any distinguishing environmental characteristics of the proposed area and the surrounding area with an analysis of any effect which annexation might have upon these characteristics;

J. Description of any unique characteristics of the proposed area and the surrounding area, with an analysis of how these characteristics would be affected by annexation or how any special problems are proposed to be handled.

K. A description of uses for the land specified in the current and duly adopted Anne Arundel County master plan or if there is no adopted or approved master plan, then the adopted or approved general plan of the County.

L. The requested City of Annapolis zoning district classification.

M. A property tax map and a topographic map at a scale of one inch equals two hundred feet.

(Ord. O-16-99 § 1 (part): Ord. O-13-97 § 1 (part); prior code § 2-73)

2.52.040 Petition—Preliminary review.

Within forty-five days following the filing of a petition, the City Council shall conduct a preliminary review of the petition as a business item at a regular or special meeting. The petitioner or the petitioner's representative shall appear at the hearing. Based upon this review, the City Council may direct that the petitioner, within a stated period, shall submit additional information or shall take other reasonable steps with regard to the petition, including:

A. Supplementation of the information required to be submitted in the petition;

B. Studies necessary for the proper consideration of the petition;

C. Additional mailing, posting or advertising notice requirements;

D. Referral to appropriate City boards and commissions and to related governmental agencies.

(Ord. O-19-05 § 1 (part), 2005: prior code § 2-74)

2.52.050 Public hearing.

When the petitioner has complied with the requirements as specified by the City Council following the preliminary review, an annexation resolution shall be introduced, and the City Council shall conduct a public hearing with regard to the proposed annexation at the time and place as shall be established by them. The hearing shall be conducted and a record of the proceedings shall be preserved in the manner as the City Council prescribes. A description of the annexation and a notice of the time and place of the hearing shall be published as specified in Article 23A, Section 19(d) of the Annotated Code of Maryland and shall be posted on the property at least fifteen days prior to the hearing on a sign facing the most heavily traveled adjacent roadway. The petitioner shall remove the sign within seven days following the closing of the hearing. At the hearing, the recommendations of any board, commission or agency shall be placed in evidence.

(Ord. O-19-05 § 1 (part), 2005: prior code § 2-75)

2.52.060 Factors for consideration.

In acting upon the petition, the City Council shall determine generally whether the property to be annexed is of the character that the annexation would be in the public interest and for the public welfare, and in the best interest of the City and of the County. Some of the factors which shall be considered are:

A. The immediate and prospective populations and any other relevant demographics of the area to be annexed;

B. The assessed valuation of the area;

C. The history of and prospects for development;

D. The need and potential for geographic expansion of the City;

E. The present and anticipated need for governmental services; and

F. The relative capabilities of the City and of the County to provide municipal services when the need arises.

(Prior code § 2-76)

2.52.070 Required findings.

To act favorably with regard to the petition, the City Council shall find that:

A. The annexation will enhance and will not be detrimental to or endanger the public health, safety, morals, convenience or general welfare of the citizens of the area proposed to be annexed or of the surrounding areas of the City and of the County;

B. The annexation will not be injurious to the use and enjoyment of other property in the immediate vicinity nor substantially diminish and impair property values within the neighborhood;

C. The annexation is consistent with the Comprehensive Plan of the City of Annapolis as defined in Title 21 and the plans of general development of the County;

D. Acceptable and reasonable steps are being or will be taken to provide adequate municipal services;

E. The annexation will not precipitate environmental degradation;

F. The annexation will generate revenue at least equal to the anticipated cost of providing municipal services.

(Prior code § 2-77)

(Ord. No. O-31-14 Amended, § I, 2-9-2015)

2.52.080 Conditions—Guarantees—Minimum vote.

In acting favorably with regard to the petition, the City Council may stipulate those conditions and restrictions as are deemed necessary for the protection of the public interest and to secure compliance with any relevant legal standards or requirements. The City Council may require reasonable guarantees or security with regard to the conditions and restrictions, such as written instruments and monetary security. In acting favorably with regard to the petition, the City Council may designate the zoning district classification of the annexed land or defer such designation for consideration pursuant to Section 21.06.050 of this Code. No area shall be annexed except by a favorable vote of a majority of the members of the City Council.

(Ord. O-1-04 Revised (part), 2005: Ord. O-6-02 § 1: Ord. O-13-97 § 1 (part): prior code § 2-78)

April 2026 FILE: G:\AA CO\25-1954 917-941 Bay Ridge Road\DWG\CONCEPT\15-1954 CONCEPT 12 - EXHIBIT FOR NOTICE.dwg

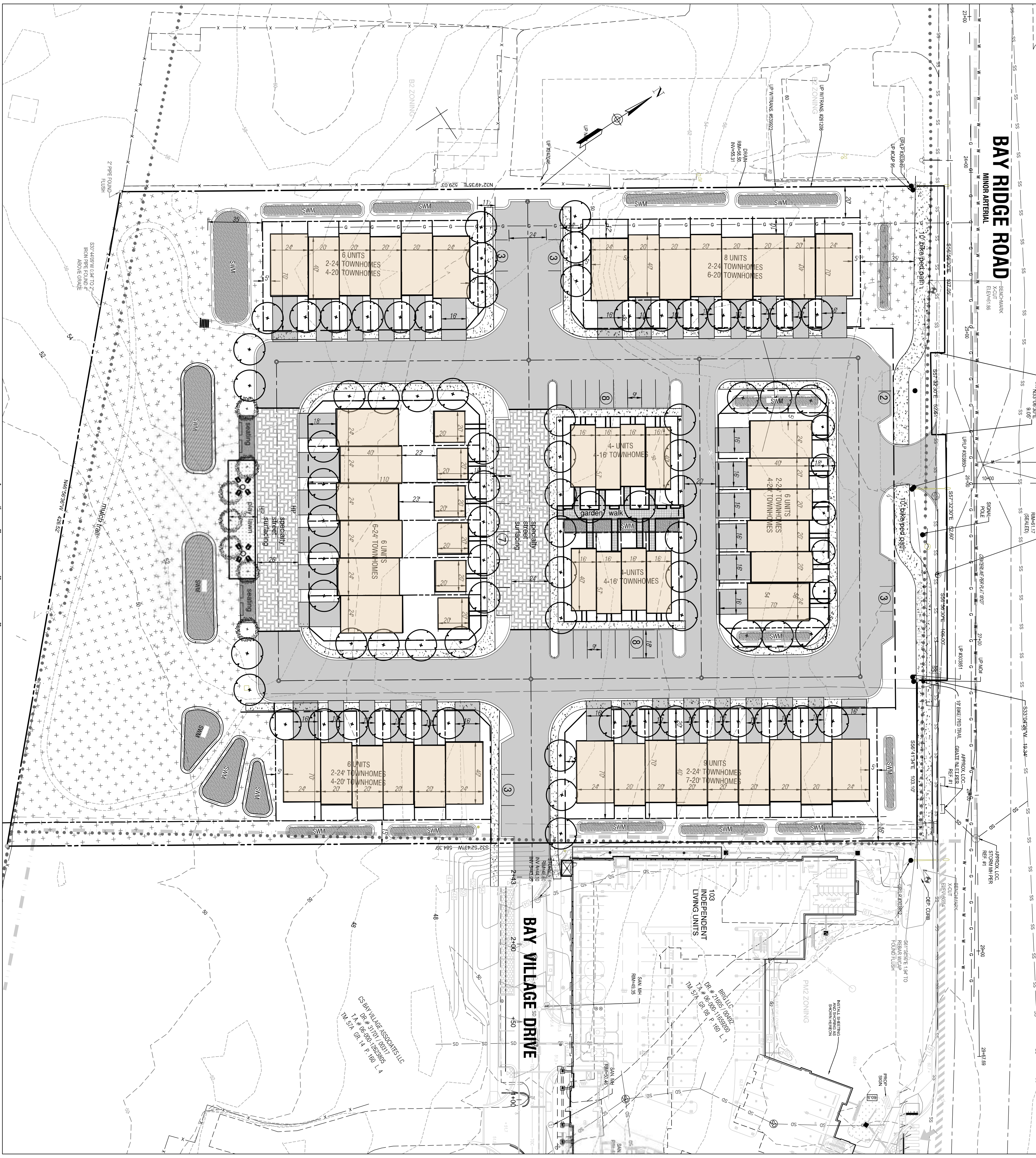


Exhibit C

REVISION	
DATE	BY

MESSICK & ASSOCIATES *
CONSULTING ENGINEERS,
PLANNERS AND SURVEYORS
7 OLD SOLOMONS ISLAND ROAD, SUITE 202
ANNAPOLIS, MARYLAND 21401
(410) 266-3212 * FAX (410) 266-3502
email: engr@messickandassociates.com

* MESSICK GROUP INC. T/A MESSICK AND ASSOCIATES

NOT FOR CONSTRUCTION

OWNER:
LIDL US OPERATIONS LLC
3500 SOUTH CLARK ST
ARLINGTON, MD 22202

CONCEPT PLAN - BAY RIDGE TOWNHOMES

917-941 BAY RIDGE ROAD

941 BAY RIDGE RD
ANNAPOLIS, MD 21403

TM: 57-A PRCL: REF TABLE
SECOND ASSESSMENT DISTRICT
SCALE: AS SHOWN

TAX ACCT: REF TABLE
ANNE ARUNDEL COUNTY, MARYLAND 21654
DATE: JANUARY 2026

ZONING: COMMERCIAL
SHEET: OF X

Attachment 2

COATES ROBERT
C/O MICHAEL MCFARLAND
1201 PRESIDENT ST
ANNAPOLIS MD 21403-2152

LANGTON GREEN INC
3016 ARUNDEL ON THE BAY RD
ANNAPOLIS MD 21403-4302

MONJO CHARLES
935 OLD ANNAPOLIS NECK RD
ANNAPOLIS MD 21403-3901

KENNEDY LIVING TRUST
KENNEDY DONALD P JR TR
104 HILLSMERE CT
ANNAPOLIS MD 21403-3767

FLORES NOE L FLORES
CISNESROS IRIS ZULENA
919 OLD ANNAPOLIS NECK RD
ANNAPOLIS MD 21403

MCDONALDS CORPORATION
ATTN: DEPT 027
110 N CARPENTER STREET
CHICAGO IL 60607-4106

ANNE ARUNDEL COUNTY
C/O LIBRARY HEADQUARTERS
5 HARRY S TRUMAN PKWY
ANNAPOLIS MD 21401

BRIG LLC
200 WESTGATE CIRCLE
STE 500
ANNAPOLIS MD 21401

BAY VILLAGE GSX LLC
C/O HYATT COMMERCIAL
2568A RIVA RD
ANNAPOLIS MD 21401

ANNE ARUNDEL COUNTY
OFFICE OF LAW
2660 RIVA ROAD, 4TH FLOOR
ANNAPOLIS, MD 21401

CVS HEALTH CORP
PO BOX 1610
COCKEYSVILLE MD 21030

CS BAY VILLAGE ASSOCIATES LLC
C/O INTEGRA CARE CORP
6600 BROOKTREE CT, SUITE 1000
WEXFORD PA 15090

GFS REALTY LLC
C/O AHOLD FINANCIAL SERVICES
PO BOX 6500
CARLISLE PA 17013

SOUTHLAND CORP
C/O TAX DEPT 25856
PO BOX 711
DALLAS TX 75221-0711

BRILLIANT ASSOCIATES LLC
1610 WEST ST STE 205
ANNAPOLIS MD 21401-4054

CHANG & CH INVESTMENT LLC
10241 LITTLE BRICK HOUSE
COURT
ELLICOTT CITY MD 21042

914 FOREST DRIVE LLC
16 WEEMS DREEK DR
ANNAPOLIS MD 21401

COMPAGNONE COURTNEY N
HENKE ROXANE L
8 GEORGETOWN CT
ANNAPOLIS MD 21403-3408

GILBERT MICHAEL E
2 GEORGETOWN CT
ANNAPOLIS MD 21403-3408

CROSS E MICHELE
MCCOLLEY JULIE CROSS ETAL
6 GEORGETOWN CT
ANNAPOLIS MD 21403

FAIRWINDS OF ANNAPOLIS
212 VICTOR PARKWAY
ANNAPOLIS, MD 21403

FLATLEY JAMES M
5 GEORGETOWN CT
ANNAPOLIS MD 21403-3407

SUPPORTED HOUSING DEVLPRS INC
P O BOX 1270
GLEN BURNIE MD 21060-1270

KEEN YADIRA S
3 GEORGETOWN CT
ANNAPOLIS MD 21403-3407

ALVAREZ ELISAUL R PENAFIEL
7 GEORGETOWN CT
ANNAPOLIS MD 21403-3407

MONZA NANCY S
1 GEORGETOWN CT
ANNAPOLIS MD 21403-3407

COULTER KATHERINE J
9 GEORGETOWN CT
ANNAPOLIS MD 21403-3407

DECRISTOFARO MICHAEL
10 GEORGETOWN CT
ANNAPOLIS MD 21403-3408

ARUNDEL LODGE INC
C/O JENNIFER MOLLOY
2600 SOLOMONS ISLAND RD
EDGEWATER MD 21037

WALSH ELIZABETH J
2000 HARBOUR GATES DR
APT 27
ANNAPOLIS MD 21401

REECE KIMBERLY JO
13 GEORGETOWN CT
ANNAPOLIS MD 21403-3407

VELADO RENE A
VELADO SARAH G
1290 MASTERS DR
ARNOLD MD 21012

ABBOTT MATTHEW
210G VICTOR PKWY
ANNAPOLIS, MD 21403

AVALLONE ROBERT J
65 PRINCETON AVE
BERKELEY HEIGHTS NJ 07922

BARBO JOHN
BARBO SOFIA
331 EDGEMERE DR
ANNAPOLIS MD 21403

HADLEY JESSICA
210F VICTOR PKWY
ANNAPOLIS, MD 21403

JINKS PATRICK H
210A VICTOR PKWY
ANNAPOLIS, MD 21403

KIBLER JAMES F
BURKHART BARBARA TRUSTEE
6254 NORTH RD
YORK SC 29745

LEWIS GRAYSON R
210C VICTOR PKWY
ANNAPOLIS, MD 21403

TERZIEVA TATYANA Y
210H VICTOR PKWY
ANNAPOLIS, MD 21403

ARRUE GALDAMEZ RENE A
208D VICTOR PKWY
ANNAPOLIS, MD 21403

BRANDY PROPERTIES LLC
420 LEITCH ROAD
TRACY'S LANDING MD 20779

COOK PETER AUSTIN
208G VICTOR PKWY
ANNAPOLIS, MD 21403

LAKEVILLE INVESTMENT HOLDINGS II
LLC
98 EDGEWOOD ST, STE 2
ANNAPOLIS MD 21401

MCFADDEN MALCOM Y
208C VICTOR PKWY
ANNAPOLIS, MD 21403

MOORE STEPHANIE L
208H VICTOR PKWY
ANNAPOLIS, MD 21403

MUELLER BENJAMIN
435 FOURTH STREET
ANNAPOLIS MD 21403

RAMNARINE BELINDA
208F VICTOR PKWY
ANNAPOLIS, MD 21403

WILKERSON STEVEN B
WILKERSON JANE C
20743 BUCKS BRANCH RD
SEAFORD DE 19973-6507

SHARPS FRANCIS S
SHARPS HELEN L
6 DOGWOOD RD
ANNAPOLIS MD 21403-2715

RIVERA OMAYDA
6 CYPRESS RD
ANNAPOLIS MD 21403-2712

RENZI LUCY A TRUSTEE
8 CYPRESS RD
ANNAPOLIS MD 21403

BLAKE CARLISE E
10 CYPRESS RD
ANNAPOLIS MD 21403-2712

WILKINSON MARK
900 OLD ANNAPOLIS NECK RD
ANNAPOLIS MD 21403

MARCIANO RICHARD J
LOPEZ ANA L
927 OLD ANNAPOLIS NECK RD
ANNAPOLIS MD 21403

HOPKINS JAMES
922 OLD ANNAPOLIS NECK RD
ANNAPOLIS MD 21403

JAMMET INVESTMENT ASSOC LLC
821 CHESAPEAKE AVE
UNIT 5458
ANNAPOLIS MD 21403

LIDL US OPERATIONS LLC
3500 SOUTH PARK ST
ARLINGTON MD 22202

919 BAY RIDGE LLC
821 CHESAPEAKE AVE
UNIT 5458
ANNAPOLIS MD 21403

BEANS JAMES E
BEANS MARGARET E
904 OLD ANNAPOLIS NECK RD
ANNAPOLIS MD 21403

CASE JR ROBERT B
CASE DEBRA B
911 OLD ANNAPOLIS NECK RD
ANNAPOLIS MD 21403

CAHN LOGAN
BHATNAGAR POOJA
913 OLD ANNAPOLIS NECK RD
ANNAPOLIS MD 21403

PINDELL GEORGE A
PINDELL NOLA M
906 OLD ANNAPOLIS NECK RD
ANNAPOLIS MD 21403

SPAHJ LLC
163 KING GEORGE ST
ANNAPOLIS MD 21401

KACERGIS JOHN
WENZEL MARY
669 GENESSEE ST
ANNAPOLIS MD 21401

SYMONDS CRAIG L
SYMONDS MARYLOU H
102 HILLSMERE CT
ANNAPOLIS MD 21403

HILLMAN ET AL JACK A ,
ATTN: J A HILLMAN
PO BOX 190
KENSINGTON MD 20895

JAMES FRED HOPKINS REVOCABLE
LIVING TRUST
907A OLD ANNAPOLIS NECK RD
ANNAPOLIS MD 21403

HOPKINS JR JAMES F TRUSTEE
907 OLD ANNAPOLIS NECK RD
ANNAPOLIS MD 21403

HILL JUSTIN
HILL JAMIE
933 ANNAPOLIS NECK RD
ANNAPOLIS MD 21403

HOPKINS JR JAMES F TRUSTEE
907A OLD ANNAPOLIS NECK RD
ANNAPOLIS MD 21403

GUNTHER MICHAEL BENJAMIN
920 OLD ANNAPOLIS NECK RD
ANNAPOLIS MD 21403

KING WANDA L
1327 DOUBLE GATE RD
DAVIDSONVILLE MD 21035

BYRD GENE H
BYRD ELANA R
91 TARRAGON LN
EDGEWATER MD 21037

Exhibit I

(Fiscal Impact Analysis)

Bay Ridge Road Proposed Annexation
Fiscal Impact Analysis—Exhibit I

The contract purchasers of properties on the southwest side of Bay Ridge Road at its intersection with Georgetown Road (Property) are seeking annexation to the City of Annapolis (City). The property consists of nine parcels comprising 5.3 acres +/-. The property has the Anne Arundel zoning of C1—Local Commercial District and will be zoned appropriately if annexed to the City.

Purpose of Analysis

Section 2.52 of the Annapolis City Code states the principles governing annexation as well as the contents of the petition for annexation. Among the principles under Sec. 2.52.010 are the following:

C. Annexation merely to increase municipal revenue is inappropriate without an ability or intent to benefit an area by rendering municipal services.

Section 2.52.030 states the required content in a petition for annexation. Among the required contents are:

D. Description and cost of services currently provided, such as police, fire, ambulance, water, sewerage collection, road maintenance, street lighting, street and curbing construction, stormwater drainage, animal control, housing inspection, public health, recreation, library, etc.

E. Description of municipal services which should be upgraded, initiated or extended together with a recommendation regarding the priority for accomplishing the improvements and a recommendation as to the source of funding for any capital improvements.

F. Estimation of the cost to the city of having to provide each service.

G. Estimation of the potential revenue to be realized by the city.

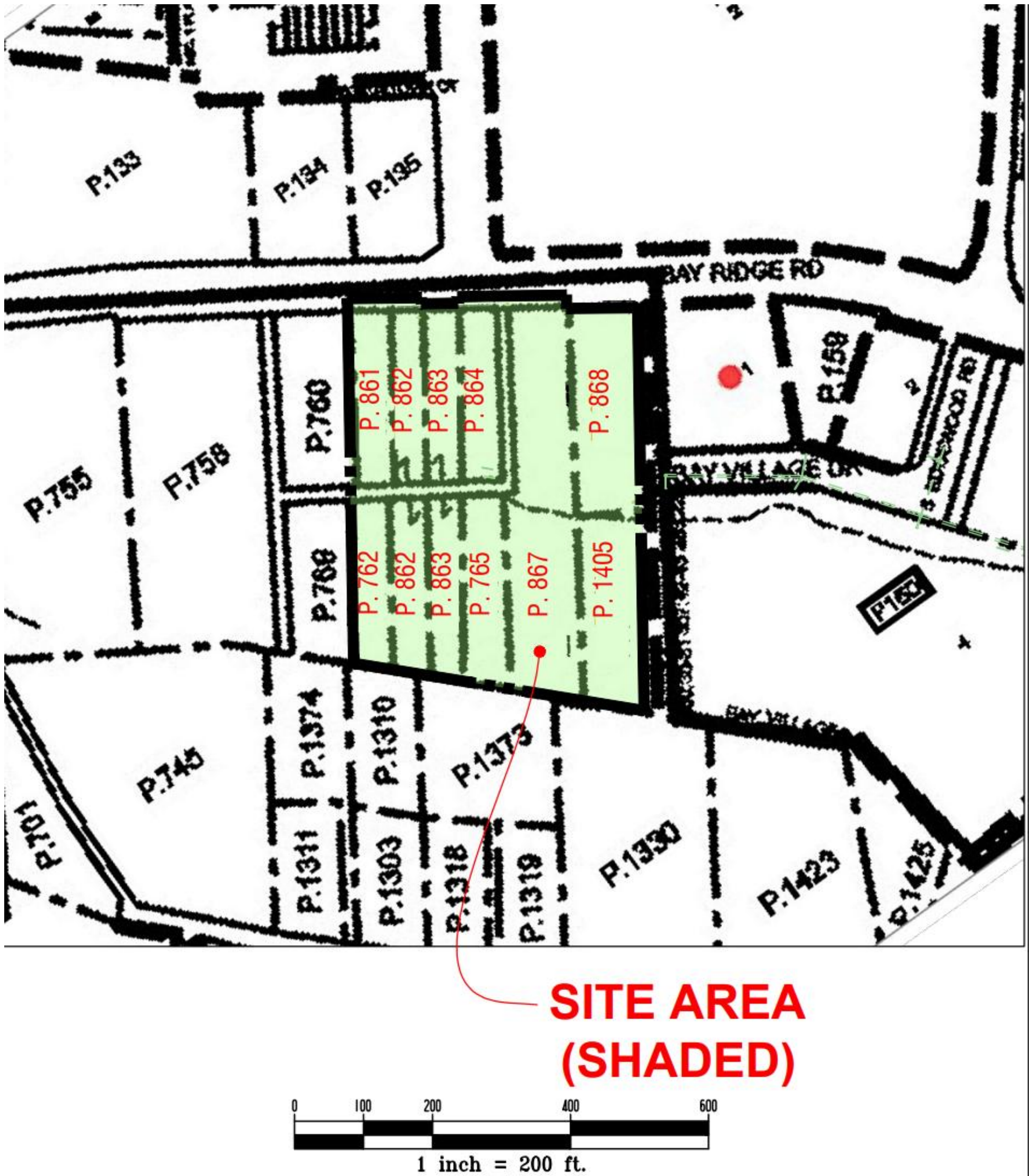
Taken together Sections D-G above constitute the basis for determining the fiscal impacts of an annexation on the annexing municipality.

Additionally Sec, 25.70.070 F states that:

F. The annexation will generate revenue at least equal to the anticipated cost of providing municipal services.

Property Under Consideration

The following map and table show the properties for which annexation is being sought and the assessed value of each (from MD SDAT).



Tax Account Number	**Parcel Number** (All parcels on Map 057A)	**Assessed Value** (As of 7/1/2025)

02 000 90035409	1405	408,200
02 000 90035408	868	333,200
02 000 10166440	867	1,009,400
02 00010 166400	864	326,000
02 000 10316600	765	277,800
02 000 10165800	862	484,800
02 000 07269740	762	336,600
02 000 10166100	861	571,500
02 000 1066300	863	543,400
Total Assessed Value		4,290,900

The Property is one of four unincorporated areas on the southwest side of Bay Ridge Rd. These properties lie between the Hillsmere Shopping Center and Bay Village (both in the city) and across from the Bay Forest Center and Georgetown Plaza. Behind the subject properties are the back yards of houses in the Hillsmere Shores subdivision. The only access to subject property is from Bay Ridge Rd. Bay Ridge Rd. is a county maintained road that traverses the corporate limits of Annapolis. In order to provide services to city residents and businesses all municipal vehicles must pass by the Property—police, fire, public works, etc. In other words development of the Property would constitute in-fill. The Property is considered to be 'in' the city but politically it isin the county.

This is important for a few of reasons:

- The first is that under the mutual aid agreement in the event of an incident at the Property Annapolis police may be the quickest to respond.

- The second is that city vehicles are constantly driving by his property to provide services in this general area. Driving by properties that are not paying taxes promotes inefficiencies in funding city services.

- The third is that except for water and sewer (extensions of which are paid by the property owner) no city services need to be extended to serve the Property. City services are already there.

<u>Assumptions in the Analysis</u>

This analysis is based on two scenarios:

- Property 'as is'
- Forty-nine unit townhouse development including seven MPDUs and ability for up to six ADUs

The following have guided the preparation of this analysis:

- Assessments are based on 2025 State Department of Assessments and Taxation data.
- Annapolis property tax rate now in effect ($.738/$100.00 of assessed value).
- Percentages of departmental operating budget assigned to residential development are taken from previous analyses generally accepted by Annapolis.
- Property will be zoned R3 or zoning having an equivalent density upon annexation.
- Household data has been taken from the Maryland Dept. of Planning report 'Data Related to Current Housing Supply'.

- Public Education is provided by Anne Arundel County and is represented by the tax differential paid by city property owners to the county
- Access to the site is via Forest Drive/Bay Ridge Road which are owned and maintained by the county
- Internal streets will be maintained by an HOA or similar private arrangement
- City emergency service providers must drive by this site in answer to calls for service in the southeast area of the city
- As mentioned above the site is considered to be physically within the city limits
- Annapolis has an APF Ordinance wherein the adequacy of city services are analyzed at the time of formal development plan approval

<u>Fiscal Impact of Property 'as is'</u>

Currently the property is vacant and undeveloped except for a few unoccupied houses.

The combined assessed value of the Property is $4,290,900 (see chart above). The share of the Annapolis property tax rate is $.738/$100 of assessed value.

In its current condition the Property would yield $31,667 in annual municipal property taxes with little or no demand on city services.

<u>Fiscal Impact of Proposed Development</u>

The conceptual development proposal is to build 49 townhouses including seven MPDUs with additional floor area available for conversion to six ADUs. Annapolis has

17,523 households (MDP report Data Related to Current Housing Supply). This is .0027 increase in households.

The proposal is to build forty-nine town houses of widths ranging from 16 to 24 feet. There will be seven MPDUs and five accessory structures available for conversion to ADUs. Sale prices will be between $700,000 and $1,200,000. Given that unit width counts are variable at this time, a 'blended' value of $750,000/unit is bering used for this analysis.

Total sale value of all units million (49 x $750,000): $36.7 million
Property tax to Annapolis (.738/$100 valuation): $270.846

Annapolis' adopted FY 2026 budget appropriates $123,823,670 to the general fund (see General Fund Summary attached).

Table of Fiscal Impact of Proposed Development on General Fund Services by Department

City Service	FY 26 Budget[1]	% HH Share	Households (17,523)	Expense/HH	BV Proposed House holds	Bay Village Towns Fiscal Impact [2]
Police	31,114,700	0.66	17,523	1172	49	57,424
Fire	27,648,400	0.66		1,041	49	51,027
Rec & Parks	7,759,200	0.90		399	49	19,528
Mayor, Council City Mgr	8,447,300	0.60		289	49	14,173
Public Works	7,120,900	0.60		244	49	11,947
Finance	24,897,070	0.66		938	49	45,949
Human Resources	1,675,100	0.66			49	

City Service	FY 26 Budget[1]	% HH Share	Households (17,523)	Expense/HH	BV Proposed House holds	Bay Village Towns Fiscal Impact [2]
Planning, Zoning, Building	6,414,400	0.66		242	49	11,838
Mgmt Information Tech	3,705,600	0.66		140	49	6,839
Total[3]	118,782,670			4464		218,726

1 Does not reflect outside grant funding which would lower the property tax share of funding

2 General fund services only. 'Pay as you go' services, e.g. water, sewer, etc. not included per previous FIAs

3 Does not equal total adopted since departments that primarily support the functions of other city departments are not included

Proposed development:

Projected property tax revenues: $270,846
Impact on municipal general fund services: $218,726

Based on this analysis the annexation and resultant development would generate at least $52,000 in property tax revenue over city expenditures to provide municipal services.[4,5,6]

[4] In addition to these revenues it can be anticipated that new residents in the development will take advantage of The Pip Moyer Center, swimming pool and summer and other recreational programs, most of which charge a participation fee.

[5] AA County will also levy Transfer and Recording fees with initial sales in amount of over $400,000 for 49 units. This can be an ongoing fee as properties are resold over time.

[6] The development will also be required to pay the country's school impact fee of $10,682/unit or $ 523,418 total. Though these funds do not go directly to Annapolis they do accrue to the benefit of Annapolis' students.

Other Revenue Sources

In addition to property taxes residential development generates other revenues for Annapolis on an annual basis. These include:

- Income tax
- Cable TV franchise fees
- Highway taxes
- Utility taxes

These are not a part of this analysis because the property tax analysis alone demonstrates the annexation will meet the has met the standard of 21.52.070 F:

> *The annexation will generate revenue at least equal to the anticipated cost of providing municipal services.*

These other sources provide minimal revenues compared to property tases.

In addition, there are one-time fees associated with development such as capital facilities and permit fees which can be significant but are one-time, not ongoing, and therefore do not reflect long-term service revenue vs.expenditures, nevertheless these fees are estimated as follows:

Bay Ridge Towns
Other Fees for Development & Building

	49 Units	
Description of Fee	**Per Unit**	**Total Fee**
Annexation Review Fee		$ 15,000
Subdivsion Fee at Plat	$ 620	$ 30,380
Planned Unit Development Preliminary Fee ($5000 plus $280 per acre)		$ 6,680
Planned Unit Development Final Fee ($11,500 +$280 Acre)		$ 11,180
City of Annpolis Water & Sewer Connection Charge	$ 17,800	$ 872,200
Capital Facility Charge	$ 4,900	$ 240,100
Total Development Fees to City of Annapolis[1]		**$ 1,175,540**

1

Conclusion

Based on the analysis, this annexation will meet the provision of Section 21.52.070 F that it will generate revenue at least equal to the anticipated cost of providing municipal services in both the ‘as is’ and proposed development conditions. In reality the annexation ‘as is’ and with the proposed development will generate revenues in excess of the cost of providing these services.

General Fund Summary

Fiscal Year 2026 (Continued)

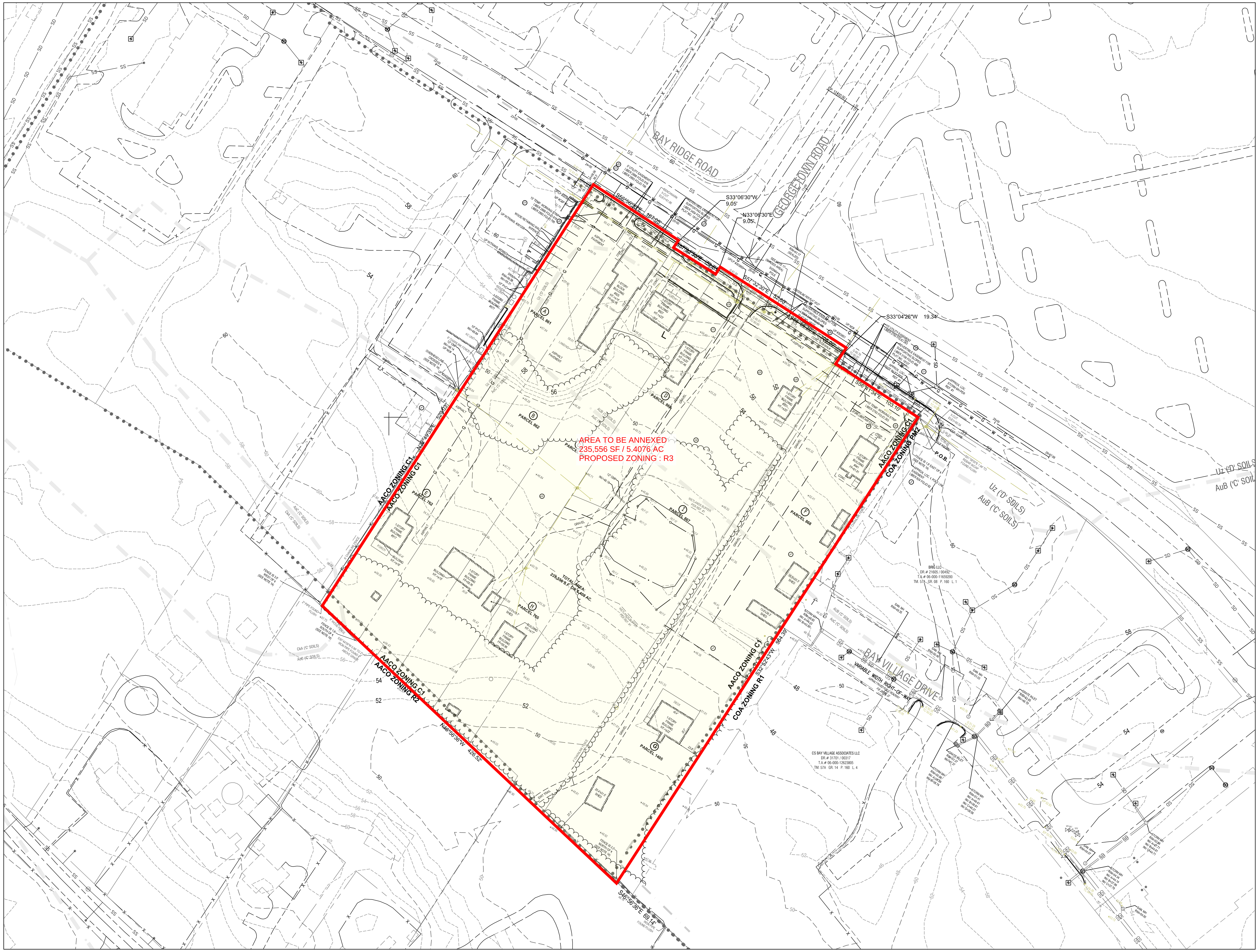
EXPENDITURE DETAIL BY DEPARTMENT (Continued)

Expenditure Detail by Department	FY 2024 Actual	FY 2025 Original Budget	FY 2025 Adjusted Budget	FY 2025 Projected	FY 2026 Adopted
General Fund:					
City Council and Office of the Mayor					
City Council	$ 176,626	$ 196,900	$ 196,900	$ 183,750	$ 368,100
Mayor's Office	1,540,304	1,887,650	1,909,104	1,735,900	2,073,800
Office of Law	1,893,179	1,945,850	1,945,850	1,849,850	2,062,000
Elections	2,189	49,200	49,200	44,850	512,100
City Manager	1,061,869	1,444,600	1,453,300	1,181,700	1,752,800
Office of Community Services	623,116	808,000	808,000	673,950	705,200
Harbormaster	802,818	916,700	916,700	828,250	973,300
Central Services Office					
Administration	-	306,100	306,100	68,200	1,222,900
Purchasing	361,397	451,600	451,600	365,400	419,700
Facilities	2,061,300	2,424,700	2,424,700	2,106,850	2,578,500
Human Resources	1,229,497	1,563,900	1,563,900	1,332,900	1,675,100
Integrated Technology Solutions	2,802,428	3,169,800	3,169,800	2,768,150	3,705,600
Finance					
Operations	2,728,977	3,296,700	3,288,000	3,208,100	3,725,800
Nonallocated	19,548,494	22,254,445	22,254,445	22,006,450	21,171,270
Planning & Zoning	4,874,243	5,535,050	5,535,050	4,862,400	6,414,400
Police Department	24,691,853	29,813,700	29,866,700	28,216,150	31,114,700
Fire Department	24,056,743	25,444,700	25,444,700	25,329,200	27,648,400
Office of Emergency Management	602,170	762,300	762,300	635,700	851,900
Public Works					
Administration	795,434	1,066,350	1,066,350	948,350	966,750
Engineering & Construction	1,564,186	1,980,300	1,980,300	1,920,550	1,558,550
Streets	3,990,393	4,153,700	4,153,700	3,984,600	4,176,300
Traffic Control & Maintenance	266,669	367,600	367,600	301,050	419,300
Snow	83,587	131,000	131,000	205,300	177,000
Recreation & Parks					
Pip Moyer Facility & Front Desk	951,316	1,077,800	1,077,800	996,400	1,418,700
Parks	1,436,412	1,787,900	1,787,900	1,557,500	1,698,500
Administration	872,591	885,500	885,500	811,550	973,600
Latchkey	373,219	448,000	448,000	439,700	659,500
Stanton Recreation	507,122	589,800	589,800	537,850	696,100
Sports	325,338	368,500	368,500	347,100	400,500
Camps & Classes	551,621	771,300	771,300	652,500	882,400
Health & Fitness	290,466	283,500	283,500	282,100	297,700
Pool	377,071	498,100	533,300	514,100	532,200
Total General Fund	**$ 101,442,632**	**$ 116,681,245**	**$ 116,790,899**	**$ 110,896,400**	**$ 123,832,670**

Exhibit J

(Existing Conditions)

Exhibit J



LOCATION PLAN

PLAN SCALE

0 25 50 100 150

1 inch = 50 ft.

SDAT DATA

#	ADDRESS	SDAT INFORMATION
A	BAY RIDGE ROAD	T.A. #: 02-000-10166100 D.R. #: 38524 / 00197 TM: 57A GR: 08 P: 861 L: 6
B	925 BAY RIDGE ROAD	T.A. #: 02-000-10165800 D.R. #: 38524 / 00197 TM: 57A GR: 08 P: 862
C	(927) BAY RIDGE ROAD	T.A. #: 02-000-10166300 D.R. #: 38524 / 00197 TM: 57A GR: 08 P: 863 L: 7
D	(929) BAY RIDGE ROAD	T.A. #: 02-000-10166400 D.R. #: 38524 / 00197 TM: 57A GR: 08 P: 864 L: 7
E	917 BAY RIDGE ROAD	T.A. #: 02-000-07269740 D.R. #: 38524 / 00197 TM: 57A GR: 07 P: 762 L: 6
F	941 BAY RIDGE ROAD	T.A. #: 02-000-90035408 D.R. #: 38524 / 00197 TM: 57A GR: 08 P: 868
G	939 BAY RIDGE ROAD	T.A. #: 02-000-90035409 D.R. #: 38524 / 00197 TM: 57A GR: 14 P: 1405 L: 1
H	929A BAY RIDGE ROAD	T.A. #: 02-000-10316600 D.R. #: 38524 / 00197 TM: 57A GR: 07 P: 765
I	(931) BAY RIDGE ROAD	T.A. #: 02-000-10166440 D.R. #: 38524 / 00197 TM: 57A GR: 08 P: 867 L: 8

REVISION DESCRIPTION	BY	DATE

MESSICK & ASSOCIATES *
CONSULTING ENGINEERS, PLANNERS AND SURVEYORS
7 OLD SOLOMONS ISLAND ROAD, SUITE 202
ANNAPOLIS, MARYLAND 21401
(410) 266-3212 * FAX (410) 266-3502
email: engr@messickandassociates.com
* MESSICK GROUP INC. T/A MESSICK AND ASSOCIATES

NOT FOR CONSTRUCTION

OWNER:
LIDL US OPERATIONS LLC
3500 SOUTH CLARK ST
ARLINGTON, MD 22202

EXISTING CONDITIONS

917-941 BAY RIDGE ROAD

917-941 BAY RIDGE RD
ANNAPOLIS, MD 21403

TM: ## GR: ## PRCL: ### TAX ACCT: REF TABLE ZONING: C1 COMMERCIAL
SECOND ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND 21403
SCALE: AS SHOWN DATE: MAY 2026 SHEET: 1 OF 1

May 11 2026 FILE: G:\AA CO\25-1954 917-941 Bay Ridge Road\DWG\BASE\25-1954-BASE.dwg