

For Office Use Only

CASE # 2022-0126-Y  
FEE PAID \$215.00  
DATE 8 11 2022



For Office Use Only

ZONE RI  
CRITICAL AREA: IDA n/a RCA      
BMA: Yes n/a  
NO. OF SIGNS 1

VARIANCE APPLICATION

NOTE: This form can be downloaded to your computer and filled out utilizing Adobe Reader (or similar product). It can also be printed and filled out by hand.

Applicant(s): Michael & Nancy Means  
(Applicant must have a financial, contractual, or proprietary interest in the property)

Property Address: 155 Ryan Road Pasadena MD 21122

Property Location: 159' 1/2' feet of frontage on the ( N E W ) side of Ryan Road ;  
(Enter Street Name)

380' 200' 1/2' feet ( N S E W ) of (Nearest intersecting street) Woods Road ;  
(Enter Street Name)

12-digit Tax Account Number 3000-9008-5520 Tax District ( 03 ) Council District 3

Waterfront Lot: Y  N  Corner Lot: Y  N  Deed Title Reference 94-0135P 3

Zoning District RI Lot # 3 Tax Map     Block     Parcel 114

Area 2.2100 Ac (Sq Ft, or Acres ) Subdivision Name Ryan Woods

Description of Proposed Project and Variance Requested (Brief, detail fully in letter of explanation)

Proposed removal of Existing 2nd floor deck located over Exist. Concrete Slab. + construction of new 2nd floor addition. Variance required to 100-foot bog Buffer.

The applicant hereby certifies that he or she has a financial, contractual, or proprietary interest in the property; that he or she is authorized to make this application; that the information shown on this application is correct; and that he or she will comply with all applicable regulations of Anne Arundel County, Maryland.

Applicant's Signature Laura Griffith Owner's Signature Michael & Nancy Means

Print Name JJM Home Improvements Print Name Michael & Nancy Means

Mailing Address 8185 Ritchie Hwy Mailing Address 155 Ryan Rd

City, State, Zip Pasadena MD 21122 City, State, Zip Pasadena MD 21122

Work Phone 410-647-2900 Work Phone    

Home Phone     Home Phone 443-702-7010

Cell Phone     Cell Phone    

Email Address laura.griffith@jjmhomes.com Email Address 9009means@gmail.com

\*\*\* Below For Office Use Only \*\*\*

Application accepted by Anne Arundel County Office of Planning and Zoning: ZH 8-11-22  
Initials Date

Variance to allow a dwelling addition (living space) with less setbacks and buffer than required

To Whom It May Concern,

We are writing in support of our request for a Building Permit for our residential, single-family home for the purpose of demolition and replacement of an existing deck with a much-needed living space addition to the upper level.

Purchasing and building our home built in 1994 and the deck built with the home has had replacement of boards, annual cleanings with protectants following but the maintenance is increasing in the amount of materials and the cost. We would like to replace the existing deck with an addition to the home to allow us to enjoy our wooded lot from a space that does not include mosquitos and other insects. This deck is built over an impervious surface, a concrete patio, that came with the new home. The requested addition to the home will have minimal impact on drainage, as it is already in place.

We believe that as we approach our retirement years that the continued maintenance of the deck will only increase. We believe it is necessary to replace it with a closed in space that will be virtually maintenance free.

We realize we are fortunate to have obtained this land in 1994 and have allowed the wetlands on our property to flourish and take their natural course without interference from us.

We also now have the hardship of a mother living in the home who is 100% home bound. She currently occupies the lower level of our home which we can now no longer use. She may very well need a live in care giver soon so that will only increase the hardship of living space within the home.

I have been working from home since the COVID-19 event beginning in March of 2020 and have occupied an existing bedroom as my home office. This is unfair to my wife as she no longer has a room that she enjoyed for her use available. She is a United States Army Veteran and 100% Disable by Social Security since 1997 and is also home bound.

With both my wife and her mother home bound, the addition of space will allow for a more fulfilling life as it will be overlooking our wooded lot and wetland. Unlike many surrounding us, we have not interfered with this land and its vegetation and animals. We simply observe and enjoy the space.

Currently, we believe it is necessary and prudent to replace the existing deck to improve our quality of life by adding this small addition over the existing impervious surface to continue to safely enjoy the same rights as those commonly experienced by our neighbors and others who reside in our area.

Sincerely,

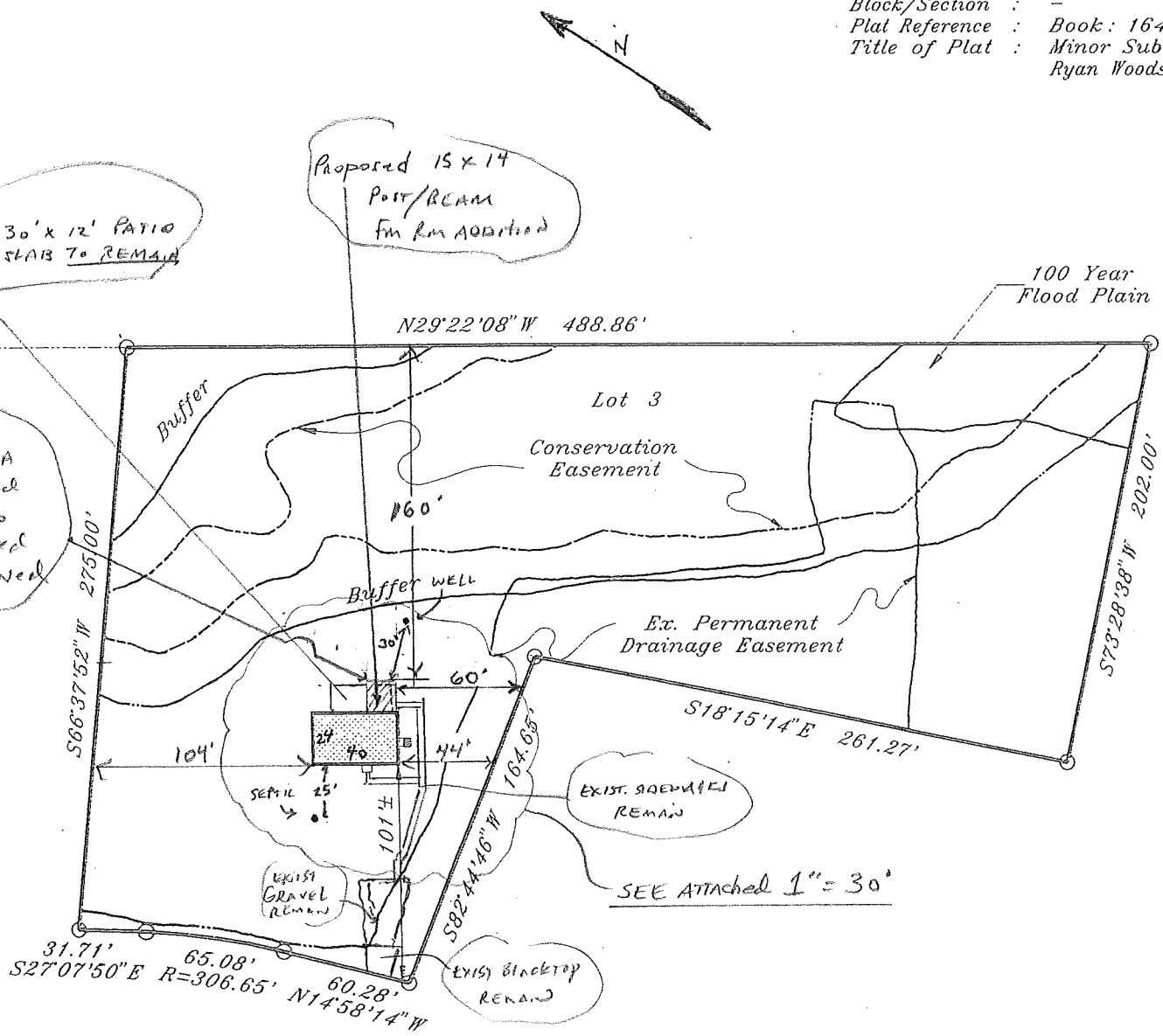
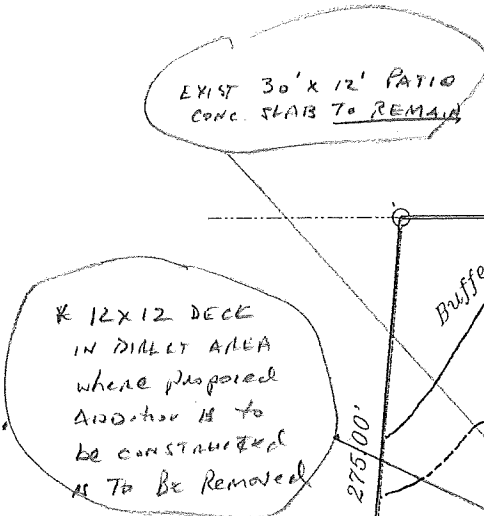
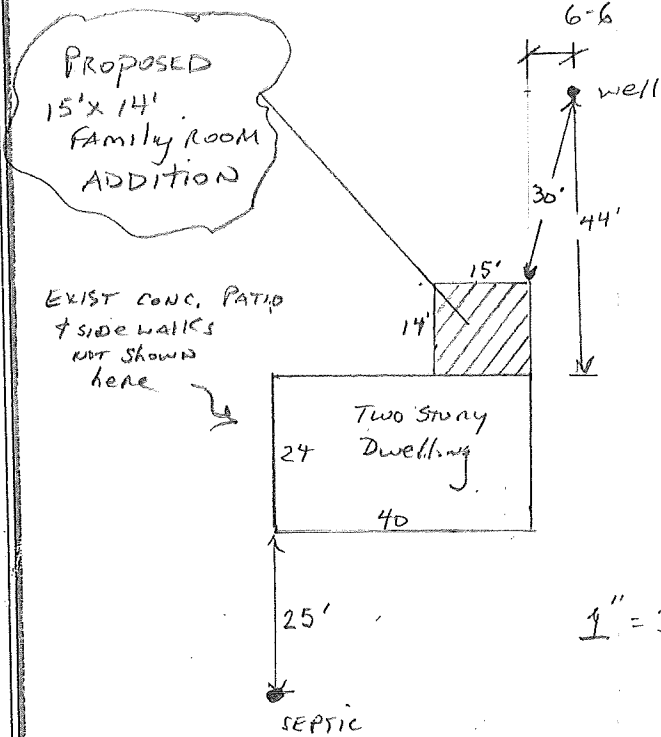
Michael and Nancy Means  
155 Ryan Road  
Pasadena, MD 21122

**RECEIVED**

**AUG 11 2022**

**PLANNING & ZONING  
ZONING**

Lot Number : 3  
Block/Section : -  
Plat Reference : Book: 164 Page: 16  
Title of Plat : Minor Subdivision Plat  
Ryan Woods



\* SEE ATTACHED 1" = 30' ENLARGED AREA \*

I certify to the best of my knowledge and belief the dwelling shown on this drawing on the property known as 155 Ryan Road Anne Arundel County, Maryland lies within the lot lines shown as compiled from title or other sources. Other improvements shown are for pictorial purposes only. This drawing is not a boundary survey and has been prepared exclusively for title purposes only.

Lane J. Hastings 7/25/94

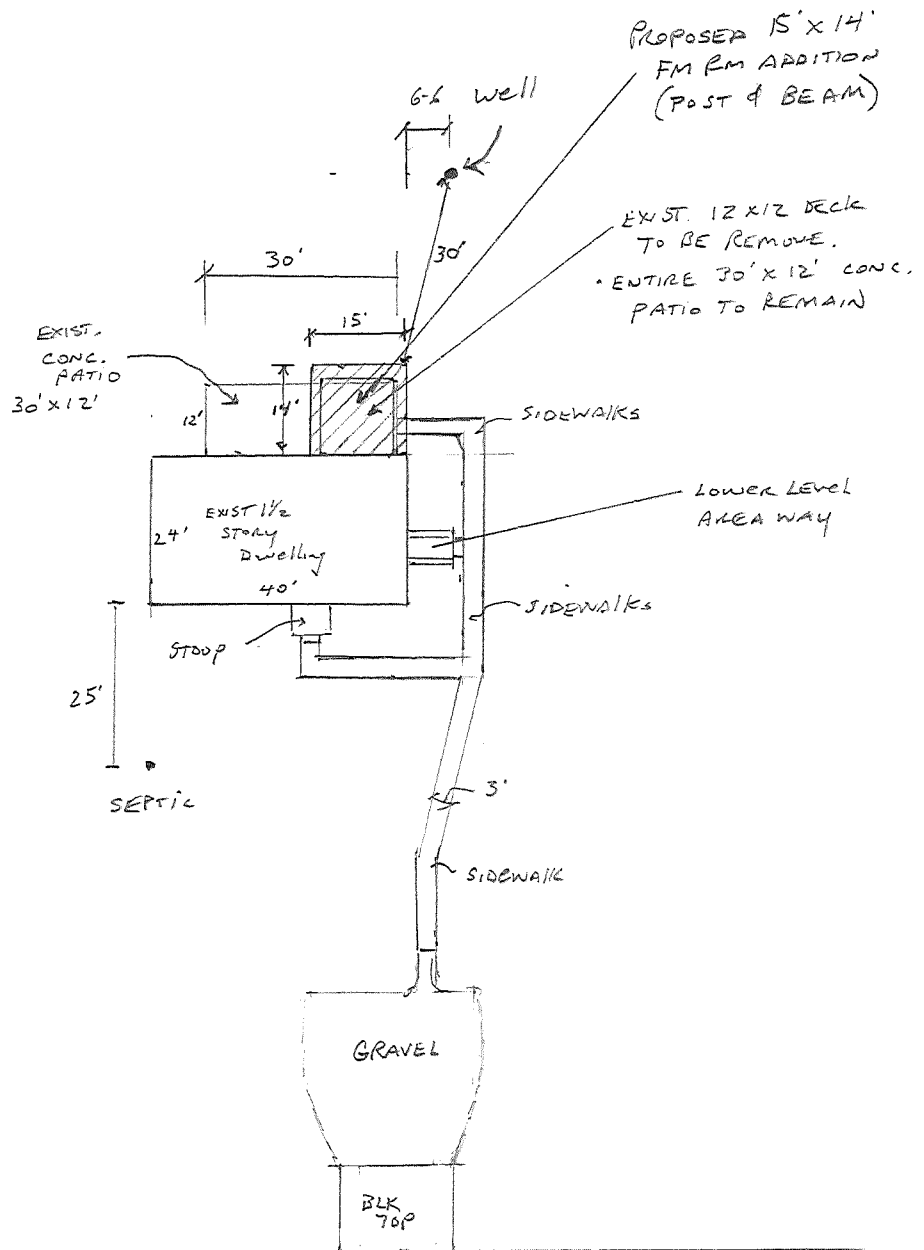
Ruxton Design Corporation  
8422 Bellona Lane  
Towson, Maryland 21204  
(410) 823-5000  
Fax (410) 823-0115 Scale 1" = 80' 94-0135P

RYAN ROAD

Dwelling lies in Flood Zone C  
(F.E.M.A. Map Panel Number 000000 0000 D, Dated 01/01/91)

155 Ryan Rd  
(1" = 30')

PARTIAL LOT - House, concrete, Deck  
SIDEWALKS, & PROPOSED ADDITION



30  
21  
51 of 22 APPROXIMATE  
COVERAGE

← Ryan Rd →