

For Office Use Only

CASE # 2022-0152-V  
FEE PAID 215.00  
DATE 9/23/22



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ZONE R5  
CRITICAL AREA: IDA LDA RCA  
BMA: Yes      No       
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): Milton Gray

(Applicant must have a financial, contractual, or proprietary interest in the property)

Property Address: 8036 Clark Station Rd, Severn, MD 21144

Property Location: 46 feet of frontage on the ( W ) side of Clark Station Rd ;  
(Enter Street Name)  
138 185 feet ( S ) of (Nearest intersecting street) Harvey Ave .  
(Enter Street Name)

12-digit Tax Account Number 400090085426 Tax District ( 4 ) Council District ( 2 )

Waterfront Lot: Y  N  Corner Lot: Y  N  Deed Title Reference 21663/00417

Zoning District R5 Lot # 4R Tax Map 0014 Block/Grid 0024 Parcel 0327

Area 12,778 ( Sq Ft. ) Subdivision Name N/A Smith Property 6309/523

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

Owner requests a 20x24 ft detached garage to be added to the front of his property. The existing home does not have a garage, and it is not possible to place a detached garage in the rear of the property.

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 [Signature] Owner's Signature [Signature]

Print Name Milton Gray Print Name Milton Gray

Mailing Address 8036 Clark Station Rd Mailing Address 8036 Clark Station Rd

City, State, Zip Severn, MD 21144 City, State, Zip Severn, MD 21144

Work Phone 410-349-6971 Work Phone 410-349-6971

Home Phone 410-349-6971 Home Phone 410-349-6971

Cell Phone 410-349-6971 Cell Phone 410-349-6971

Email Address ewarren6@aol.com Email Address ewarren6@aol.com

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

Application accepted by Anne Arundel County Office of Planning and Zoning: [Signature] 9/23/22  
Initials Date

Variance to allow an accessory structure (garage) with less setbacks than required and in the front yard of a non-waterfront lot

Office of Planning and Zoning  
2664 Riva Road  
Annapolis, MD 21401  
(410) 222-7450

**Justification Letter for Zoning Variance for:**

Milton Gray  
8036 Clark Station Rd  
Severn, MD 21144

Zoning District: R5  
Tax Account #: 400090085426

Dear Members of Anne Arundel County's Office of Planning & Zoning.

I am requesting a variance for the above address to seek relief of the requirements for 1) accessory structure set back and 2) accessory structure placement to allow for the construction of a 20' x 24' detached garage that is 12' in height. The support for this request is detailed below.

- 1. No Covered Parking Currently Exists.** The existing home was not originally constructed with a garage and does not currently have access to covered parking.
- 2. Reasonable Size of Structure.** The proposed detached building is a common size for a two vehicle garage, will be roughly half the height of all neighboring homes and allows for enough space between fencing and property lines to allow for routine maintenance. The proposed building is 480sqft, less than 5% of the total lot size.
- 3. Shape of Existing Lot.** The shape of the lot is unique and does not allow for placement of a detached building behind the existing home. The existing home is set back nearly 170' from Clark Station Road, but only 20' from the rear property line, preventing the building being placed toward the rear of the home. The proposed building will have a set back of over 120' from Clark Station Rd and will be masked by a 6' privacy fence on two sides. With a set back of 3' from existing property lines, there is still ample space for routine maintenance and lawn care between the building and the fence line.
- 4. No Detrimental Impact to Neighbors.** The granting of the variance would have no effect on any adjoining properties. The proposed location of the building will not be visible from Clark Station Road as it will be behind a two story home and similarly sized detached accessory structure located at an adjacent property. It will not block views or physical access on the property or adjacent properties.

I believe the requested variance is consistent with the spirit and purpose of the guidelines set forth by the Office of Planning and Zoning as the proposed detached garage will provide access to covered parking on the property, allows sufficient space for routine maintenance around the building and will blend with the existing structures on the property and adjacent ones.

Thank you for your thoughtful consideration.

Sincerely,

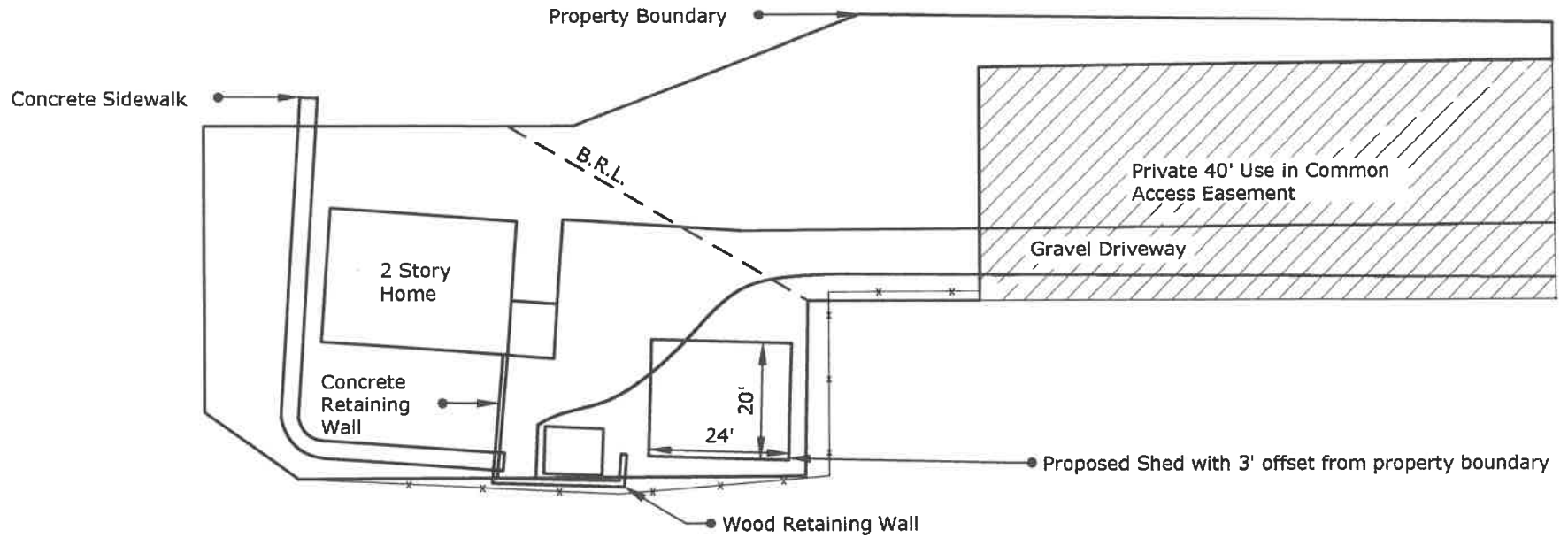
Milton Gray


Signature:

A handwritten signature in cursive script, appearing to read "Milton Gray", written over a horizontal line.

Property Owner

**Site Plan**  
8036 Clark Station Rd  
Severn, MD 21144



Severn Landscaping	Scale: 1" = 30'
1321 Sleepy Hollow Rd	Date: 9/19/2022
Severn, MD 21144	 <b>SEVERN LANDSCAPING</b>
Phone: (443) 410-1263	
email: tmalone@severnlandscaping.com	