

**FINDINGS AND RECOMMENDATION  
OFFICE OF PLANNING AND ZONING  
ANNE ARUNDEL COUNTY, MARYLAND**

**APPLICANTS:** Jonathan & Alex Bland

**ASSESSMENT DISTRICT:** 3rd

**CASE NUMBER:** 2025-0023-V

**COUNCILMANIC DISTRICT:** 5th

**HEARING DATE:** April 15, 2025

**PREPARED BY:** Donnie Dyott Jr.   
Planner

**REQUEST**

The applicants are requesting a variance to allow dwelling additions (second story addition and garage with second story living space) with less setbacks than required on property located at 1192 Green Holly Drive in Annapolis.

**LOCATION AND DESCRIPTION OF SITE**

The subject site consists of approximately 9,818 square feet of land and is identified as Lot 43 of Parcel 22 in Block 4 on Tax Map 40 in the Cape St. Claire subdivision.

The property is zoned R5 - Residential District, is currently improved with a single family detached dwelling and associated facilities and is not located within the Chesapeake Bay Critical Area.

**APPLICANT'S PROPOSAL**

The applicants seek approval to construct a second story addition on a portion of the existing dwelling along with a two story garage/living space addition on the north side of the existing dwelling. The proposed height of the dwelling after the additions will be 28 feet.

**REQUESTED VARIANCES**

§ 18-4-701 of the Anne Arundel County Zoning Code stipulates that principal structures in an R5 - Residential District shall be set back a minimum of 20 feet from the rear lot line. The proposed second story addition will be located as close as 19 feet from the rear lot line, necessitating a variance of 1 foot. The two story garage/living space addition will be located as close as 16 feet from the rear lot line, necessitating a variance of 4 feet.

**AGENCY COMMENTS**

The **Health Department** commented that additional information is needed on the type and location of the water supply well and the neighboring water supply at 1190 Green Holly Drive.

## **FINDINGS**

The site is constrained by the location of the existing dwelling (built in 1951 per SDAT records) which currently does not meet the 20 foot rear lot line setback. The existing dwelling at one story with approximately 1,166 square feet of floor area is modest in size and the applicants desire to enlarge it to bring it in line with more modern size dwellings. The location of the dwelling within the rear setback limits the options for expansion, especially when considering a second story. Therefore, some relief is warranted to allow the applicants to make improvements to the dwelling and avoid practical difficulties.

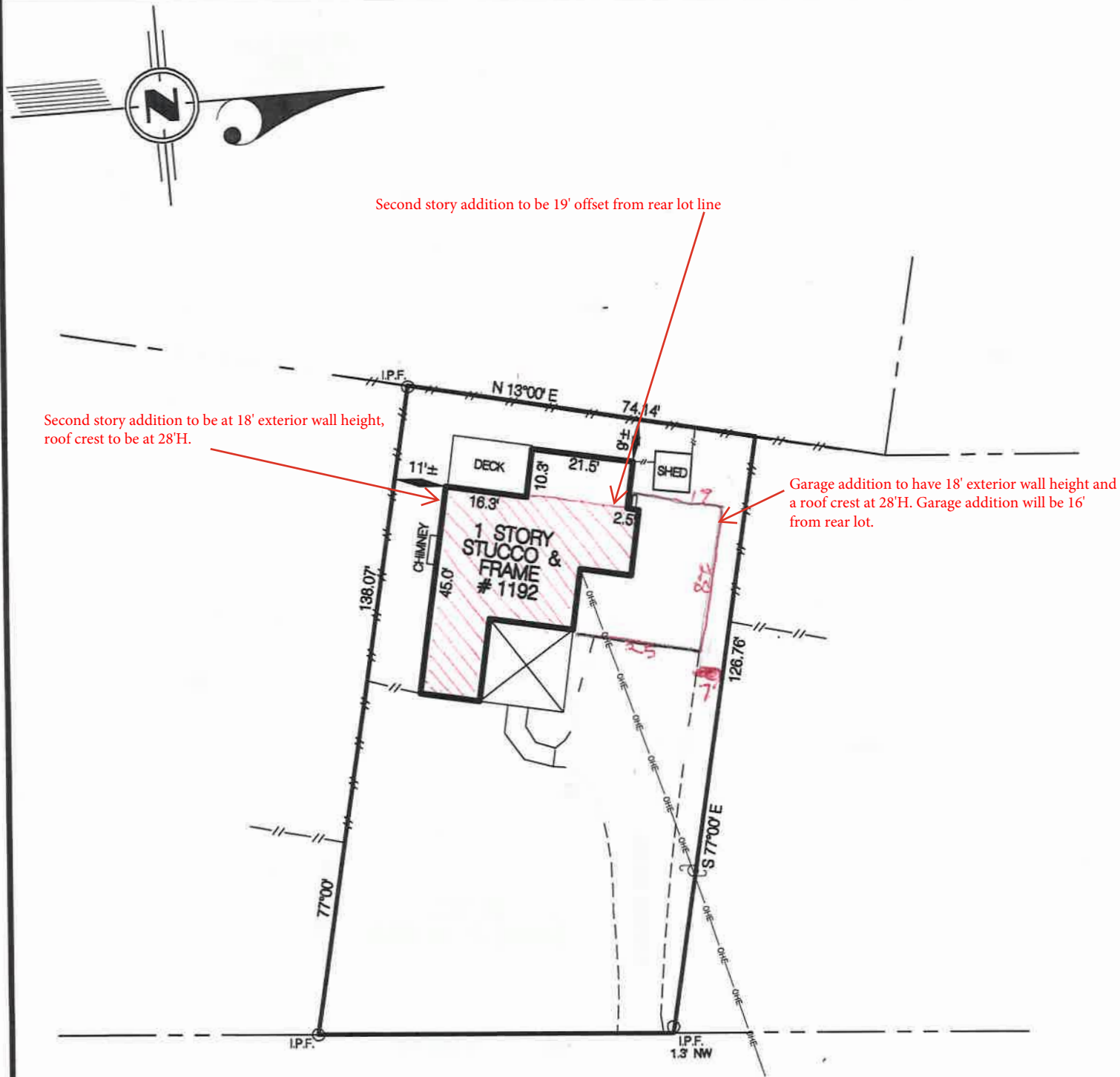
The only relief being requested is to the rear setback. The proposed additions, while not meeting the required setback, will be located farther from the rear property line than the closest point of the existing dwelling. The dwelling at its closest point is located 9 feet from the rear lot line, while the additions will be located 16 feet and 19 feet away. Additionally, the proposed improvements will meet both the front and side setback requirements and the dwellings on the adjoining properties are all greater than one story. Therefore, it is the opinion of this Office that the variances will not alter the essential character of the neighborhood, be detrimental to the public welfare or cause any adverse effects to neighboring properties. The variances proposed represent the minimum necessary to afford relief in this case.

## **RECOMMENDATION**

Based upon the standards set forth in § 18-16-305 under which a variance may be granted, this Office recommends **conditional approval** of a zoning variance to §18-4-701 to allow construction of the dwelling additions as shown on the site plan. The approval should be conditioned on the applicants being able to satisfy any requirements of the Health Department regarding the water supply wells.

DISCLAIMER: This recommendation does not constitute a building permit. In order for the applicant(s) to construct the structure(s) as proposed, the applicant(s) shall apply for and obtain the necessary building permits and obtain any other approvals required to perform the work described herein. This includes but is not limited to verifying the legal status of the lot, resolving adequacy of public facilities, and demonstrating compliance with environmental site design criteria.

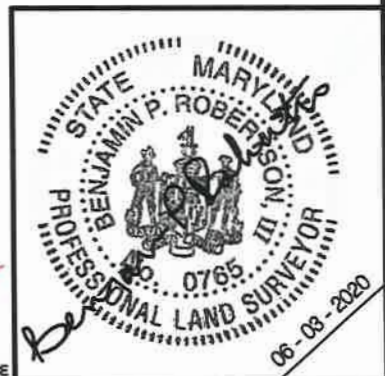
This plat is of benefit to a consumer only insofar as it is required by lender title insurance company or its agent in connection with contemplated transfer, financing refinancing. This plat is not to be relied upon for the establishment location of fences, garages, buildings other existing or future improvements. Fences shown hereon are approximate only. The exact location of fences and the existence of property corner markers can only be determined with the benefit of boundary survey. This plat does provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing. This plat shows only those improvements observed during a brief inspection the date indicated. Possible building setback violations are not fully examined as part of these services. A licensee was in responsible charge over the preparation of this drawing and surveying work reflected therein which done in accordance with the Maryland State Minimum Standards of Practice for Land Surveyors. No title commitment has been furnished to this company. The right to or rely upon this drawing or the information on it for any purpose shall expire days from its date. This survey document shall be considered valid used for any purpose until its fee is paid, as it shall be considered incomplete until such time as the aforesaid transaction is consummated.



1.1

OHE  
Overhead Wires  
Utility Pole  
Light Post  
Utility Box  
Well  
Cleanout

Second floor



Drawn By: PIERCE


Variance request: Letter of Explanation  
1192 Green Holly Dr  
Annapolis MD 21409

We, the Blands, are applying for a variance so that we may build a second story addition to our one-story house built in 1951 on lot #43 block G section 1 of Cape St Claire, Deep Creek Subdivision. Our current home is 1,166' sq. 1712' sq of impervious surface, which includes a deck, shed, and screened in porch. We propose the second story addition to come in at 930' sq. We also plan to build a garage which will add 610' sq of impervious surface. Totaling 2322' sq of impervious surface. Our lot is 9,818' sq, which makes our total impervious surface with the renovation 24% of our lot. Our house is currently 18' tall. With the second story addition raising it to 28'. We propose the garage to be 28' tall. The garage will be 7' off of the property to the North.

We ask for variance for the second story addition given that the original foundation of the house is only 16' from the Westward property line.

We ask for variance for the garage addition, the West side of the garage addition will be located so that we can access the garage from the existing door, shown on the drawings. This door is +/- 15' from the property line to the West. Our current home footprint is currently 6' from the West property line.

Should you have any questions, please contact us at the phone number provided.

Jonathan Bland  
[jbland@smcm.edu](mailto:jbland@smcm.edu)  
410-610-4971

Alex Bland  
[amlanham@smcm.edu](mailto:amlanham@smcm.edu)  
410-212-6552

February 5<sup>th</sup> 2025

**TitleMax, LLC**  
 File No. **20-9604BC**  
 Tax ID # **03-165-24886400**

**This Deed**, made this 5th day of June, 2020, by and between **Lizabeth N. Lewandowski**,  
 GRANTOR, and **Jonathan A. Bland** and **Alex M. Lanham**, GRANTEES.

**Witnesseth —**

**That in consideration** of the sum of Two Hundred Seventy-Five Thousand and 00/100 Dollars (\$275,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantees, as joint tenants unto the survivor of them, their heirs and assigns, in fee simple, all that lot of ground situate in the County of Anne Arundel, State of Maryland and described as follows, that is to say:

Being known and designated as Lot 43, Block G, as shown on a Plat entitled "Cape St. Claire, Deep Creek Subdivision, section 1" which Plat is dated May 30, 1950 and recorded among the Land Records of Anne Arundel County, Maryland in Plat Book 22, page 20.

For informational purposes only. The improvements thereon being known as 1192 Green Holly Drive

Tax Id No.: 03-165-24886400

Being the same property conveyed to Lizabeth N. Lewandowski by virtue of a Deed from Leroy A. Wade, III dated March 17, 2006 and recorded April 25, 2006 among the Land Records of Anne Arundel County, Maryland in Liber 17743, folio 281.

**Together with** the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

**To Have and To Hold** the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Jonathan A. Bland and Alex M. Lanham, as joint tenants unto the survivor of them, their heirs and assigns, in fee simple.

**And** the Grantor hereby covenants that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that she will warrant Specially the property hereby granted; and that she will execute such further assurances of the same as may be requisite.

ACCT. 3165-2488-6400  
 ALL LIENS ARE PAID AS  
 OF 6/12/20 A. A. COUNTY  
 BY: [Signature]

LR - Deed (w Taxes)  
 Recording only \$T20.00  
 Name: Bland  
 Ref:  
 LR - Deed (with Taxes)  
 Surcharge 40.00  
 LR - Deed State  
 Transfer Tax 687.50  
 LR - NR Tax - 1kd 0.00  
 =====  
 SubTotal: 747.50  
 =====  
 Total: 807.50  
 06/16/2020 03:30  
 CC02-KJ  
 #13767128 CC0501 -  
 Anne Arundel  
 County/CC05.01.10 -  
 Register 10

06/12/20 12:50 PM C 0001 R 0003  
 Val #: 0003-247204 \$2,750.00  
 County Transfer Tax

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 34748, p. 0479, MSA\_CE59\_25190. Date available 06/24/2020. Printed 02/09/2025  
 06/12/20 12:50 PM C 0001 R 0003  
 Val #: 0003-247203 \$1,925.00  
 Deed - Recordation Tax - Mail  
 Instrument Type: Deed

SEMI-ANNUAL PAYMENTS

**In Witness Whereof**, Grantor has caused this Deed to be properly executed and sealed the day and year first above written.

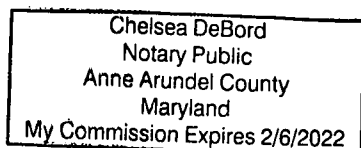
  
 Lizabeth N. Lewandowski (SEAL)

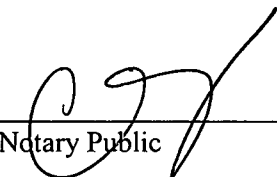
STATE OF MARYLAND  
 COUNTY OF ANNE ARUNDEL

} ss


I hereby certify that on this 5th day of June, 2020, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Lizabeth N. Lewandowski, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



  
 Notary Public  
 My Commission Expires: \_\_\_\_\_

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

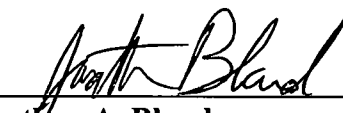
  
 Charles C. Roberts, Attorney

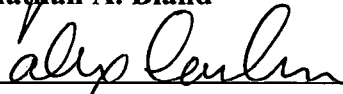
AFTER RECORDING, PLEASE RETURN TO:  
**TitleMax, LLC**  
**10415 Southern Maryland Blvd.**  
**Suite 200**  
**Dunkirk, MD 20754**

# **AFFIDAVIT OF GRANTEES AS FIRST-TIME MARYLAND HOME BUYERS**

The undersigned each state under oath and penalties of perjury that the following is true to the best of the knowledge, information, and belief of each individual:

1. Each of the undersigned is a Grantee of residentially improved real property located at 1192 Green Holly Drive, Annapolis, MD 21409, and being more particularly described as Lot 43, Block G, CAPE ST. CLAIRE, Tax ID Number 03-165-24886400, Anne Arundel County, Maryland.
2. Each of the undersigned is a first-time Maryland home buyer (defined as an individual who has never owned in the state residential real property that has been the individual's principal place of residence) who will occupy the property as Grantee's principal residence.

  
 Jonathan A. Bland Grantee

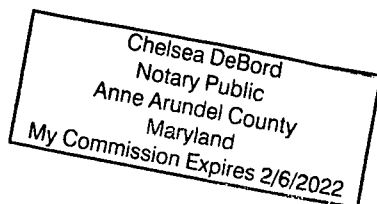
  
 Alex M. Lanham Grantee

The undersigned each state under oath and penalties of perjury that the following is true to the best of the knowledge, information, and belief of each individual:

1. Each of the undersigned is a Grantee of residentially improved real property located at 1192 Green Holly Drive, Annapolis, MD 21409, and being more particularly described as Lot 43, Block G, CAPE ST. CLAIRE, Tax ID Number 03-165-24886400, Anne Arundel County, Maryland.
2. Each of the undersigned is a co-maker or guarantor of the purchase money mortgage or purchase money deed of trust as defined in §12-108(i) of the Tax Property Article on the property who will not occupy the property as Grantee's principal residence.

\_\_\_\_\_  
 Guarantor/co-maker

The above oath or affirmation was given under the penalties of perjury before me, a Notary Public in and for the State of Maryland, County of Anne Arundel, this 5th day of June, 2020.



  
 Notary Public

My Commission Expires: \_\_\_\_\_



## OWNER OCCUPANCY AFFIDAVIT

Jonathan A. Bland and Alex M. Lanham, the Grantees in the within Deed hereby certify under the penalties of perjury, as evidenced by the joinder herein, that the land conveyed in this Deed is residentially improved owner-occupied real property and that the residence will be occupied by us.

WITNESS:

As to All

  
 Jonathan A. Bland

(SEAL)

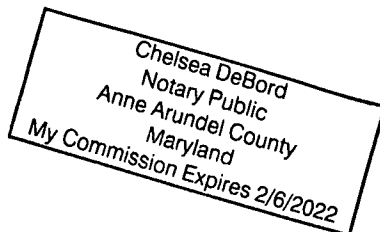
  
 Alex M. Lanham

(SEAL)

STATE OF MARYLAND, COUNTY OF CALVERT, to wit:

I HEREBY CERTIFY, that on this 5th day of June, 2020, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Jonathan A. Bland and Alex M. Lanham, the parties herein, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.


  
 Notary Public

My Commission Expires: \_\_\_\_\_



MARYLAND  
FORM  
WH-AR

**Certification of Exemption from Withholding Upon  
Disposition of Maryland Real Estate Affidavit of  
Residence or Principal Residence**

**2020**

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

**1. Transferor Information**

Name of Transferor Lizabeth N. Lewandowski

**2. Description of Property** (Street address. If no address is available, include county, district, subdistrict and lot numbers).  
1192 Green Holly Drive, Annapolis, MD 21409

**3. Reasons for Exemption**

**Resident Status**



As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.



Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

**Principal Residence**



Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

**Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.**

**3a. Individual Transferors**

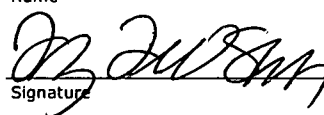
Witness

Lizabeth N. Lewandowski

6/5/20

Name

\*\*Date



Signature

**3b. Entity Transferors**

Witness/Attest

Name of Entity

By

Name

\*\*Date

Title

\*\* Form must be dated to be valid.

**Note:** Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

**To the Clerk of the Court:** Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 34748, p. 0484, MSA\_CE59\_35190. Date available 06/24/2020. Printed 02/09/2025.

BOOK: 34748, PAGE: 484

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City

☒ County: Anne Arundel

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)

1

Type(s) of Instruments

☐ Check Box if addendum Intake Form is Attached.)

1

Deed

Mortgage

Other

2

Deed of Trust

Lease

2

Conveyance Type Check Box

☒ Improved Sale Arms-Length [1]

☐ Unimproved Sale Arms-Length [2]

☐ Multiple Accounts Arms-Length [3]

☐ Not an Arms-Length Sale [9]

3

Tax Exemptions (if applicable)

Recordation

State Transfer

County Transfer

First Time Maryland Homebuyer

Cite or Explain Authority

4

Consideration and Tax Calculations

Consideration Amount

Finance Office Use Only

5

Fees

Amount of Fees

Doc. 1

Doc. 2

Agent:

Tax Bill:

C.B. Credit:

Ag. Tax/Other:

6

Description of Property

SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District

Property Tax ID No. (1)

Grantor Liber/Folio

Map

Parcel No.

Var. LOG

Subdivision Name

Lot (3a)

Block (3b)

Sect/AR (3c)

Plat Ref.

SqFt/Acreage (4)

CAPE ST. CLAIRE

43

G

Location/Address of Property Being Conveyed (2)

1192 Green Holly Drive, Annapolis, MD 21409

Other Property Identifiers (if applicable)

Water Meter Account No.

Residential☒ or Non-Residential☐ Fee Simple☒ or Ground Rent☐ Amount: N/A

Partial Conveyance? ☐ Yes ☒ No Description/Amt. of SqFt/Acreage Transferred: N/A

If Partial Conveyance, List Improvements Conveyed: N/A

7

Transferred From

Doc. 1 – Grantor(s) Name(s)

Doc. 2 – Grantor(s) Name(s)

Lizabeth N. Lewandowski

Jonathan A. Bland

Alex M. Lanham

Doc. 1 – Owner(s) of Record, if Different from Grantor(s)

Doc. 2 – Owner(s) of Record, if Different from Grantor(s)

8

Transferred To

Doc. 1 – Grantee(s) Name(s)

Doc. 2 – Grantee(s) Name(s)

Jonathan A. Bland

Ruth W. Garner

Alex M. Lanham

New Owner's (Grantee) Mailing Address

1192 Green Holly Drive, Annapolis, MD 21409

9

Other Names to Be Indexed

Doc. 1 – Additional Names to be Indexed (Optional)

Doc. 2 – Additional Names to be Indexed (Optional)

Caliber Home Loans Inc.

10

Contact/Mail Information

Instrument Submitted By or Contact Person

Return to Contact Person

Name: Rachel Carter

Hold for Pickup

Firm TitleMax, LLC

Return Address Provided

Address: 10415 Southern Maryland Blvd., Suite 200

Dunkirk, MD 20754 Phone: ( )

11

Assessment Information

IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Will the property being conveyed be the grantee's principal residence?

Does transfer include personal property? If yes, identify:

Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only – Do Not Write Below This Line

Terminal Verification

Agricultural Verification

Whole

Part

Tran. Process Verification

Transfer Number

Date Received:

Deed Reference:

Assigned Property No.:

Year

20

20

Geo.

Map

Sub

Block

Land

Zoning

Grid

Plat

Lot

Buildings

Use

Parcel

Section

Occ. Cd.

Total

Town Cd.

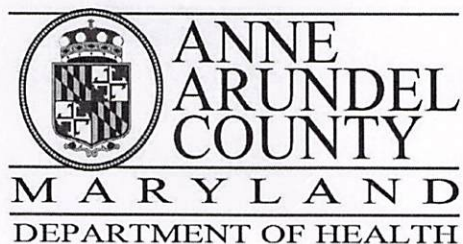
Ex. St.

Ex. Cd.

REMARKS:

Space Reserved for Circuit Court Clerk Recording Validation

Space Reserved for County Validation



J. Howard Beard Health Services Building  
3 Harry S. Truman Parkway  
Annapolis, Maryland 21401  
Phone: 410-222-7095 Fax: 410-222-7294  
Maryland Relay (TTY): 711  
www.aahealth.org

**Tonii Gedin, RN, DNP**  
**Health Officer**

**MEMORANDUM**

TO: Sadé Medina, Zoning Applications  
Planning and Zoning Department, MS-6301

FROM: Brian Chew, Program Manager  
Bureau of Environmental Health *BC*

DATE: February 28, 2025

RE: Jonathan A. Bland  
1192 Green Holly Drive  
Annapolis, MD 21409

NUMBER: 2025-0023-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a dwelling additions (second story addition and garage with second story living space) with less setbacks than required.

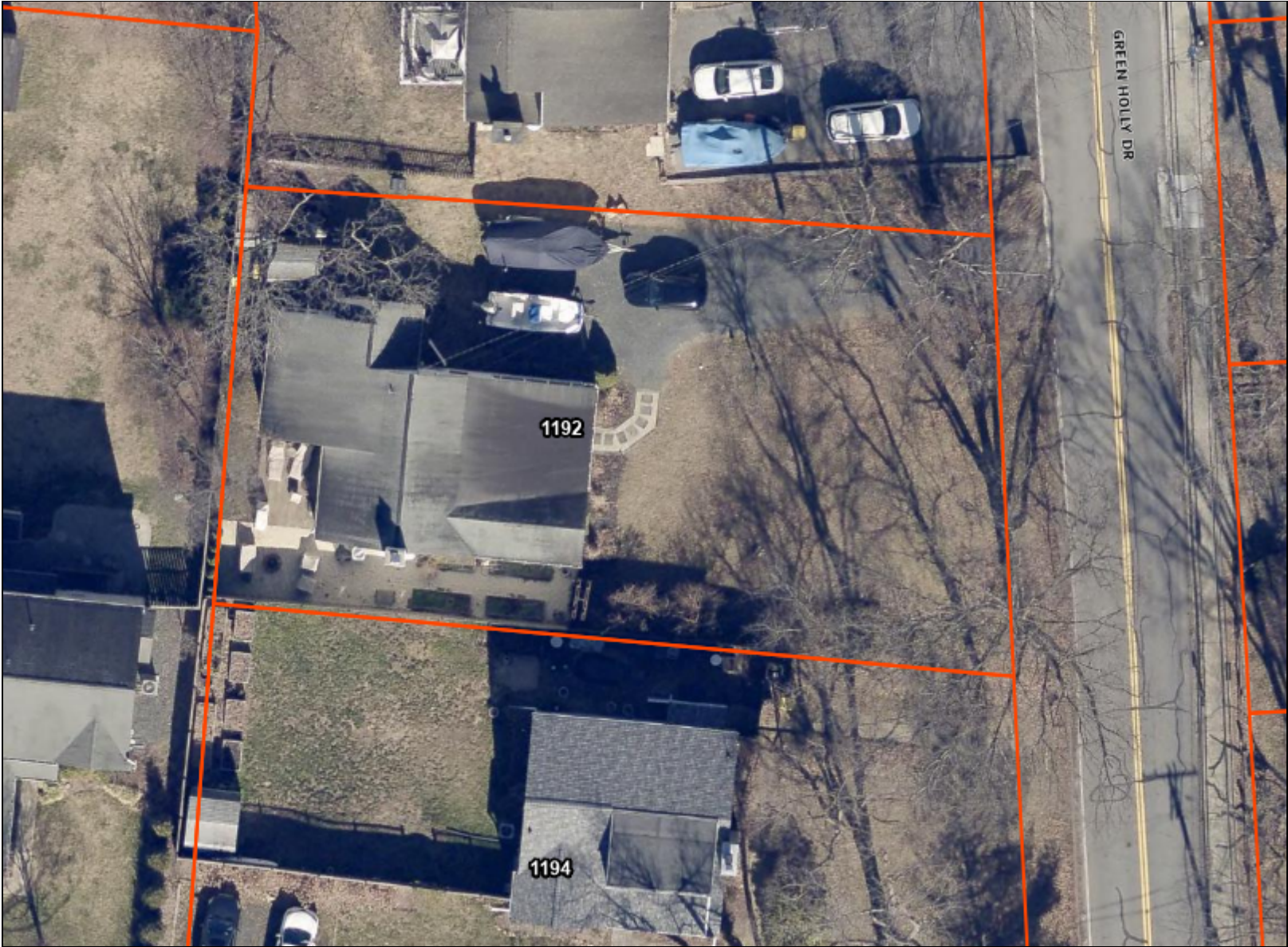
Based on a review of the above referenced request, additional information is needed by the Health Department on: the type and location of the water supply well and the neighboring water supply at 1190 Green Holly Drive.

If you have further questions or comments, please contact Brian Chew at 410-222-7413.

cc: Sterling Seay



Map Title

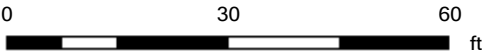


Legend

- Foundation
- Addressing
- -
- Parcels
- ▢
- Parcels - Annapolis City
- ▢



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



THIS MAP IS NOT TO BE  
USED FOR NAVIGATION

Notes