

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

**APPLICANT:** Robert L. Lentz

**ASSESSMENT DISTRICT:** 3

**CASE NUMBER:** 2025-0026-V

**COUNCILMANIC DISTRICT:** 5

**HEARING DATE:** April 10, 2025

**PREPARED BY:** Sara Anzelmo  
Planner



**REQUEST**

The applicant is requesting a variance to allow a dwelling addition (screened porch with multiple stoops and steps) with less setbacks than required on property located at 320 Jennings Road in Severna Park.

**LOCATION AND DESCRIPTION OF SITE**

The subject site consists of 15,000 square feet of land and is located on the east and north sides of Jennings Road. It is identified as Lot 33 of Parcel 583 in Grid 23 on Tax Map 23 in the Park Ridge subdivision.

The property is zoned R2 – Residential District. It is currently improved with a two-story single-family detached dwelling with a basement and other associated facilities.

**PROPOSAL**

The applicant proposes to construct a screened porch measuring approximately 18.93' by 20' with two landings and three sets of steps to grade on the rear of the existing dwelling.

**REQUESTED VARIANCES**

§ 18-4-601 of the Anne Arundel County Zoning Ordinance provides that a principal structure in an R2 District shall be set back a minimum of 20 feet from the corner side lot line. The proposed screened porch would be constructed as close as 19.06 feet from the corner side lot line, necessitating a variance of one foot.

§ 18-2-301(b) provides that an architectural feature that does not contain floor area, including steps required for access or a stoop that does not exceed five feet by five feet, may extend no more than three feet into a required setback. The proposed stoop and steps would project 3.39 feet into the required setback (or 16.61 feet from the corner side lot line at its closest point), necessitating a variance of one foot to the maximum projection allowance.

## **FINDINGS**

The subject property is irregular in shape and meets the minimum 15,000 square foot area and the minimum 80-foot width required at the front building restriction line for a lot served by public sewer in an R2 District.

The applicant's letter explains that the requested variance is the minimal necessary to afford relief based upon the unique shape of the lot. Due to the existing road configuration, the lot was platted with an 80' width at the front lot line fronting Jennings Road, but narrowing to only 44' at the rear property line. Due to the unique lot configuration and the corner side lot line setback, the ability to improve the rear of the house, as typical of single-family homes, is not practical without a variance.

The **Health Department** commented that the property is served by public water and sewer facilities. Therefore, the Department has no objection to the request.

The **Cultural Resources Section** commented that this property is located on a designated Scenic and Historic Road (Category 3), Jennings Road, and is subject to Article 17-6-504 compliance. The proposed work is unlikely to have an adverse effect, but development applications should include appropriate cover notes and labels identifying the scenic and historic road in the plans, as well as provide a 14-point response to the criteria in Article 17-6-504.

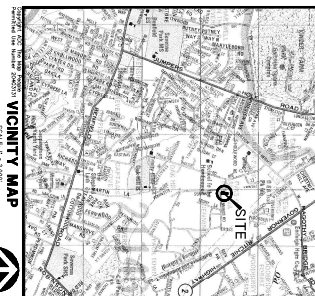
For the granting of a zoning variance, a determination must be made as to whether, because of certain unique physical conditions peculiar to and inherent in the particular lot or because of exceptional circumstances other than financial considerations, strict implementation of the Code would result in practical difficulties or an unnecessary hardship. The need sufficient to justify a variance must be substantial and urgent and not merely for the convenience of the applicant. While the applicant points to a narrowing of the lot toward the rear as a unique condition causing the need for the variance, it is unclear why simply reducing the sizable screened porch by just under one foot in order to meet the minimum setback requirement would deny the applicant reasonable use of the property. Such a reduction would eliminate the need for both variances.

Approval of the variance would not necessarily alter the essential character of the neighborhood, substantially impair the appropriate use or development of adjacent property, or be detrimental to the public welfare. However, because the variance could be avoided easily with only a minor adjustment, the variance is not warranted and cannot be considered the minimum necessary to afford relief.

## **RECOMMENDATION**

Based upon the standards set forth in § 18-16-305 of the Code under which a variance may be granted, this Office recommends ***denial*** of the requested zoning setback variance.

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.

[illegible]



303 Najoles Road - Suite 114  
Millersville, MD 21108

Phone: 410-987-6901  
Fax: 410-987-0589

February 11, 2025

Ms. Sterling Seay  
Anne Arundel County  
Office of Planning and Zoning  
2664 Riva Road  
Annapolis MD 21401

Re: **Park Ridge, Lot 33**  
**320 Jennings Road**  
T.M. 23 B. 23 P. 583

Dear Ms. Seay,

Please accept this as our formal variance request to the Zoning Regulations on behalf of our client regarding setbacks. The variance requests are to Article 18, Section 4-601 of one foot to the required 20-foot corner side lot line and to Article 18-2-301(b) of one foot to allow a stoop and steps to extend more than 3' into a required setback.

We are requesting this variance to allow for a screen room to be built off the rear of the existing house. The screen room will be 19' x 20' and will sit back 19'+/- from the corner side lot line.

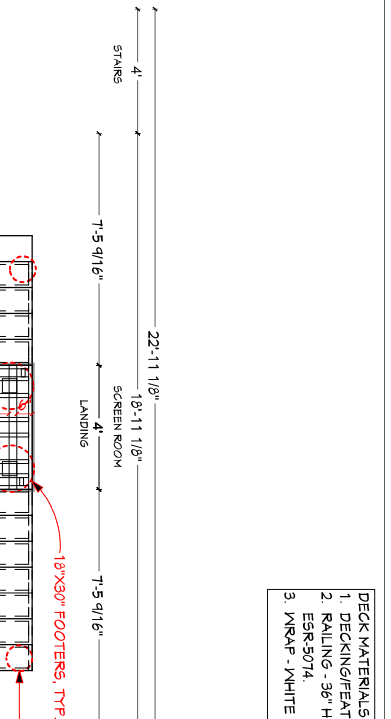
Explanation as required by Article 18, Section 16-305

We believe the granting of this variance is warranted because the requested variance is the minimal necessary to afford relief based upon the unique shape of the lot. Due to the existing road configuration, the lot was platted with an 80' width at the front lot line fronting Jennings Road, but narrowing to only 44' at the rear property line. Due to the unique lot configuration and the corner side lot line setback, the ability to improve the rear of the house, as typical of single-family homes, is not practical without a variance. The granting of this variance will not alter the character of the neighborhood as the house will not change and decks/screen porches are typical improvements on single family dwellings. This variance will not impair the appropriate use or development of the surrounding property as it will not deny access or the possibility to build on neighboring lots. The granting of this variance will not be detrimental to the welfare of the public. The lot is not in the critical area.

If you have any questions or need any additional information please feel free to contact me at your convenience.

Sincerely,

Michael J. Werner, P.E.



- JOB NOTES:**
1. REMOVE EXISTING DECK & STAIRS APPROX. 48 SQ. FT. COMPLETE & HAUL AWAY ALL DEBRIS.
  2. NEW DECK AND ROOM SQUARE FOOTAGE = APPROX. 412 SQ. FT.

- 4'-0" WIDE STAIRS W/ (4) 2X12 P.T. STRINGERS  
SPACED NO MORE THAN 16" O.C. W/ 2X10 P.T. FLAT  
BETWEEN STRINGERS ATTACHED W/ SIMPSON  
A232 CONNECTORS W/ WHITE ROYAL RISERS &  
WRAP. ESR-3023 W/ TIMBERTECH EDGE PRIME +  
SEA SALT GRAY STAIR TREADS, CCRR-0128

WHITE ROYAL PVC MRAP, ER5-3023,  
(TEXTURED SIDE OUT), AROUND PERIMETER  
OF DECK & TO BUTT UP TO TIMBERTECH  
EDGE PRIME + SEA SALT GRAY FEATURE BOARDS

INSTALL HURRICANE TIES AT ALL  
JOIST TO BEAM CONNECTIONS

2X10 JOISTS TO BE SISTERED  
OVER FRONT BEAM

-18"X30" FOOTERS, TYP.

P. STAIRFOOTER

2X12 DOUBLE BEAMS ATTACHED TO  
6X6 SUPPORTS W/ (2) 1/2" GALV. HEX  
HEAD BOLTS, WASHER BOTH SIDES

22"X30" FOOTERS, TYP.

## SUPPORT POSTS

TRIPLE 2X10 FRAMING ON  
CENTER OF SCREEN ROOM

—2X10 FLOOR JOISTS, 16" O.C.

TRIPLE 2X10 FRAMING ON  
BOTH SIDES OF SCREEN ROOM

BLACK SUPERSCREEN ON TOP OF FRAMING  
UNDER DECK BOARDS IN SCREEN ROOM AREA

2X10 LEDGER BOARD, ATTACHED TO  
HOUSE WALL W/ 1/2" CONCRETE  
WEDGE ANCHORS (MAIN DECK ONLY)

**DECK TO BE FLUSH TO BOTTOM  
OF EXISTING SIDING AND BOTTOM  
OF BUMP-OUT**

# FRAMING LAYOUT

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## 2X10 BLOCKING FOR UPPER LANDING PORT POST ATTACHMENT

**ADD 2X10 STAGGERED BRIDGE  
BLOCKING OVER BEAM**

**BELOW DOOR SILL**

2X10 DOUBLE UPSET BEAM  
ATTACHED TO 6X6 SUPPORTS W/  
(2) 1/2" GALV. HEX HEAD BOLTS,  
WASHER BOTH SIDES

2X10 LEDGER BOARD, ATTACHED  
TO HOUSE W/ 1/2" GALV. LAGS, 16"  
O.C. W/ ALL NECESSARY FLASHING  
TO HOUSE WALL

SUPPORT POSTS FOR UPPER  
ENDING ATTACHED TO MAIN DECK  
SIMPSON ABA66Z POST MOUNTS

UPPER LANDING

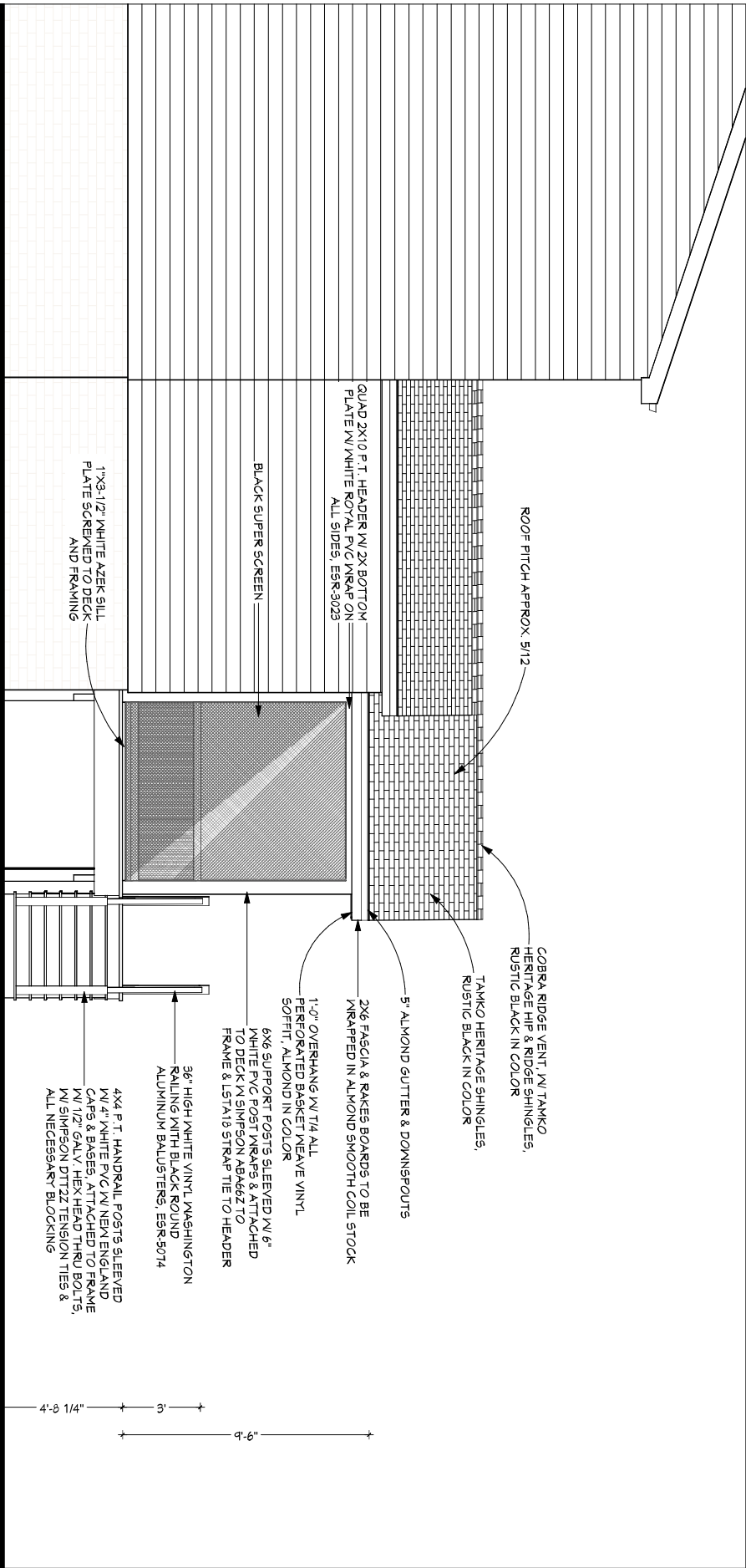
DRAWINGS PROVIDED BY:  
**Fence & Deck Connection, Inc.**  
8057 Veterans Highway  
Millersville, MD, 21108  
410-969-4444  
[www.fencedeckconnection.com](http://www.fencedeckconnection.com)

**PROJECT DESCRIPTION:**  
Lentz Bob Screen Room Layout

Bob Lentz  
320 Jennings Road  
Severna Park, MD 21146

DATE:
11/16/2024
SCALE:
PER PLAN
SHEET:





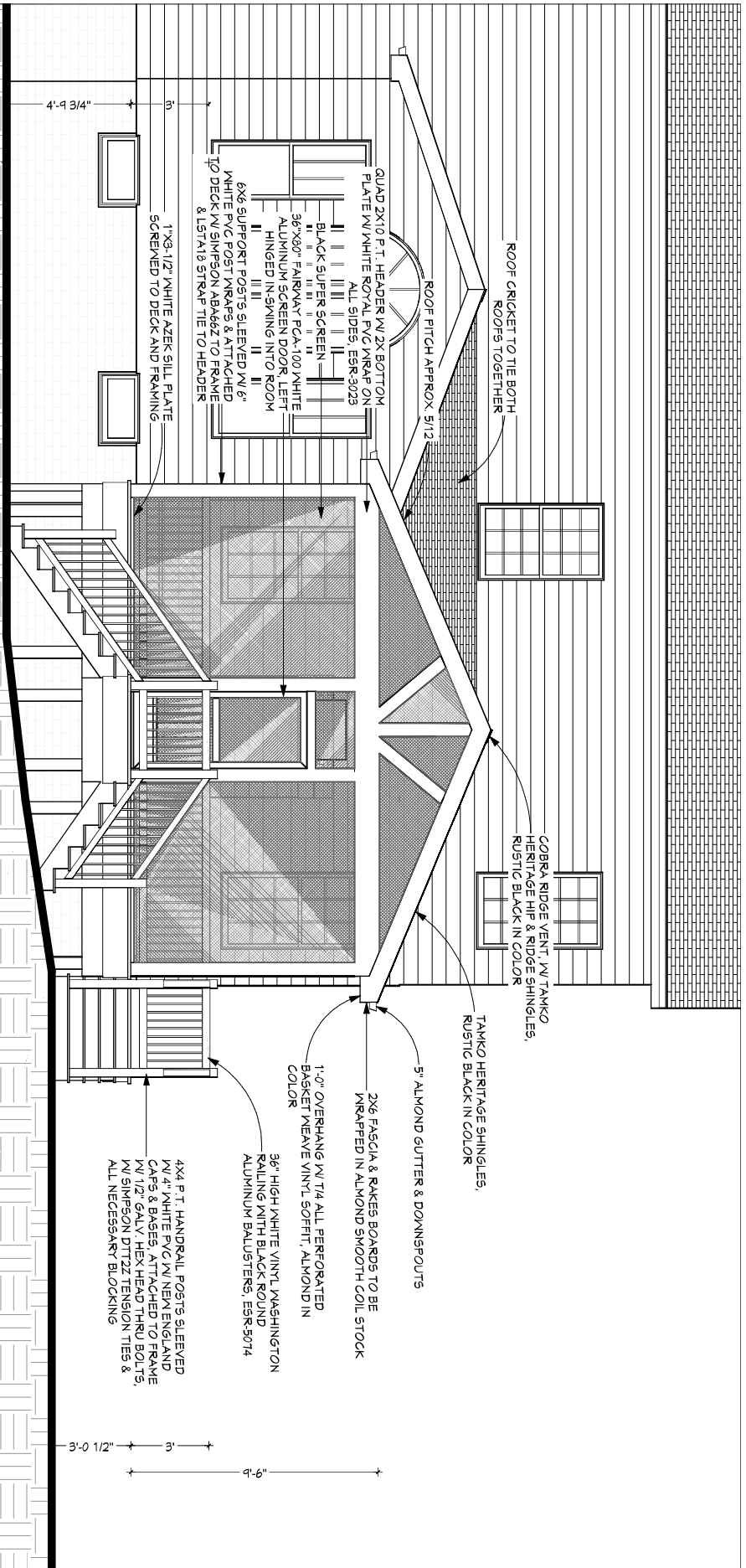
- JOB NOTES:**
1. CHANNEL & SIDING TO BE USED TO THE NEW ROOF AND NEW SCREEN WALLS TO BE UNIFORM 6 1/4" BEADED SIDING, SANDY TAN IN COLOR.
  2. TIA ALL PERFORATED BASKET WEAVE ALMOND VINYL SOFFIT.
  3. TAMKO HERITAGE SHINGLES, RUSTIC BLACK IN COLOR.
  4. FASCIA AND RAKE BOARDS TO BE WRAPPED WITH ALMOND SMOOTH COIL STOCK.
  5. 5' GUTTERS & DOWNSPOUTS, ALMOND IN COLOR.
  6. CEILING TO BE FINISHED W/ 1/2" BEADED SOFFIT, COLOMIA WHITE IN COLOR.
  7. CAP OFF EXISTING FLOOD LIGHT AND REPLACE SIDING IN THAT AREA TO FINISH OFF EXTERIOR HOUSE WALL.
  8. ELECTRICAL PACKAGES IS AS FOLLOWS:
    - A. (1) NEXT 120V CIRCUIT FOR SCREEN ROOM.
    - B. (2) RECEPTACLES (1) INSIDE OF SCREEN ROOM & (1) ON EXTERIOR OF SCREEN ROOM.
    - C. (2) EXTERIOR LIGHTS ONE TO THE OFF EXISTING AND USE EXISTING SWITCHES, SIDE LIGHT WILL GET NEW SWITCH, AND BOTH FIXTURES TO BE SUPPLIED BY ELECTRICIAN TO MATCH SCREENROOM EXTERIOR LIGHT.
    - D. (4) RECESSED LIGHTS IN CEILING W/ DIMMER SWITCH.
    - E. (1) CEILING FAN WITH DUAL SWITCH, CUSTOMER TO SUPPLY CEILING FAN.
  9. ANY ADDITIONAL ELECTRICAL WORK NOT LISTED WILL BE AN ADDITIONAL CHARGE TO THE CONTRACT PRICE.

DATE:	11/16/2024
SCALE:	PER PLAN
SHEET:	3

DRAWINGS PROVIDED BY:  
**Fence & Deck Connection, Inc.**  
8057 Veterans Highway  
Millersville, MD, 21108  
410-969-4444  
[www.fencedeckconnection.com](http://www.fencedeckconnection.com)

PROJECT DESCRIPTION:  
Lentz Bob Screen Room Layout  
Bob Lentz  
320 Jennings Road  
Severna Park, MD 21146

SHEET INDEX
1. FRAMING
2. ROOFING
3. LEFT ELEVATION
4. FRONT ELEVATION
5. RIGHT ELEVATION
6. REAR ELEVATION
7. BRACING DETAILS
8. CAD DETAILS
9. RENDERINGS



- JOB NOTES:**
1. CHANNEL & SIDING TO BE USED TO TIE NEW ROOF AND NEW SCREEN WALLS TO BE FAIRFORM 6 1/4" BEADED SIDING, SANDY TAN IN COLOR.
  2. TIE ALL PERFORATED BASKET WEAVE ALMOND VINYL SOFFIT.
  3. TANKO HERITAGE SHINGLES, RUSTIC BLACK IN COLOR.
  4. FASCIA AND RAKE BOARDS TO BE WRAPPED WITH ALMOND SMOOTH COIL STOCK.
  5. 5" GUTTERS & DOWNSPOUTS, ALMOND IN COLOR.
  6. CEILING TO BE FINISHED W/ 1/2" BEADED SOFFIT, COLOR: ALMOND WHITE IN COLOR.
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  8. ELECTRICAL PACKAGES IS AS FOLLOWS:
    - A. (1) NEW 120V CIRCUIT FOR SCREEN ROOM.
    - B. (2) RECEPTACLES (1) INSIDE OF SCREEN ROOM & (1) ON EXTERIOR OF SCREEN ROOM.
    - C. (2) EXTERIOR LIGHTS ONE TO TIE OFF EXISTING AND USE EXISTING SWITCHES, SIDE LIGHT WILL GET NEW SWITCH, AND BOTH FIXTURES TO BE SUPPLIED BY ELECTRICIAN TO MATCH SHOWROOM EXTERIOR LIGHT.
    - D. (4) RECESSED LIGHTS IN CEILING W/ DIMMER SWITCH.
    - E. (1) CEILING FAN WITH DUAL SWITCH, CUSTOMER TO SUPPLY CEILING FAN.
  9. ANY ADDITIONAL ELECTRICAL WORK NOT LISTED WILL BE AN ADDITIONAL CHARGE TO THE CONTRACT PRICE.

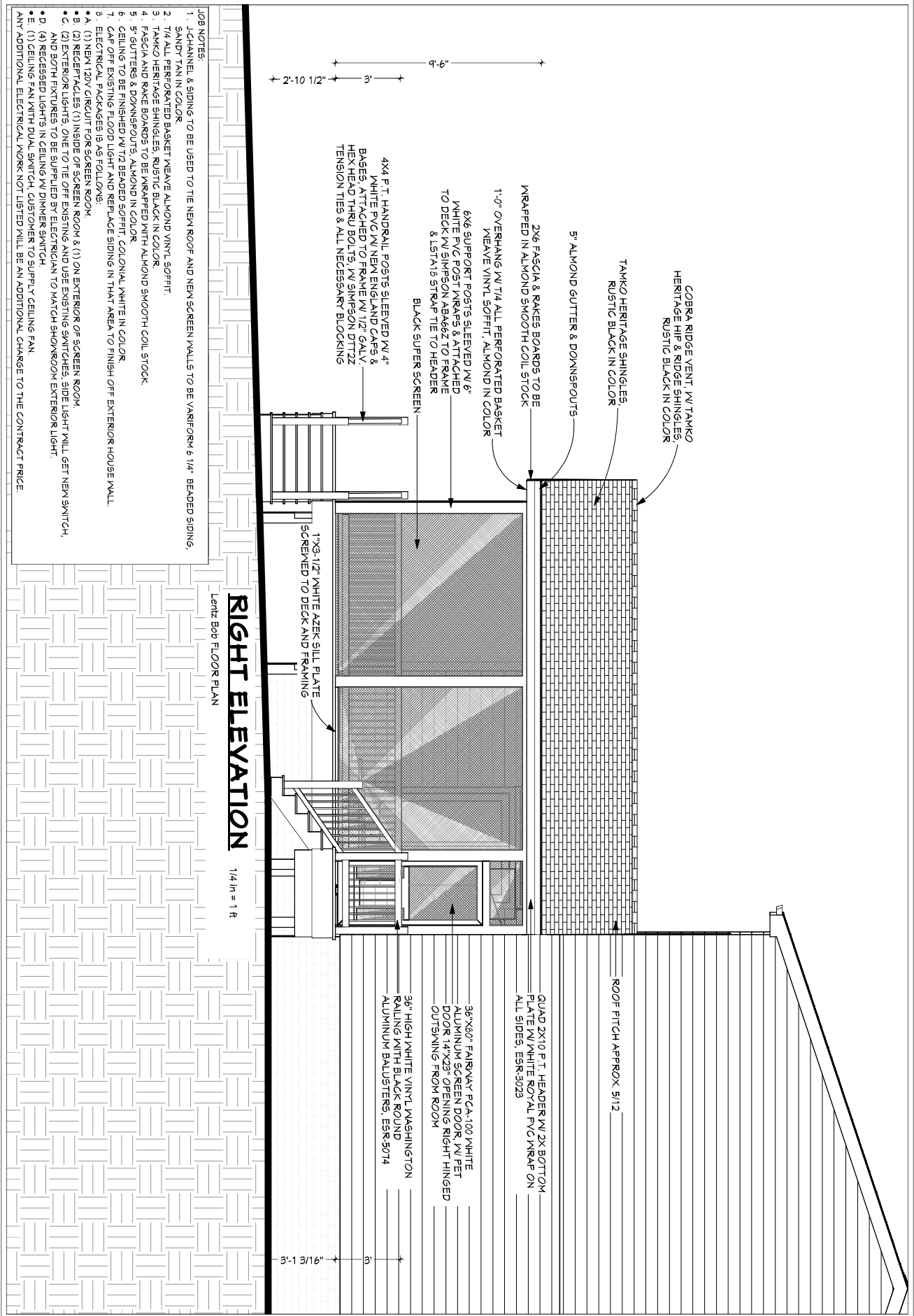
**FRONT ELEVATION**  
1/4 in = 1 ft  
Lentz Bob FLOOR PLAN

SHEET INDEX	
1	FRAMING
2	SCREEN
3	LEFT ELEVATION
4	FRONT ELEVATION
5	RIGHT ELEVATION
6	SECTION
7	BRACING DETAILS
8	CAD DETAILS
9	RENDERINGS

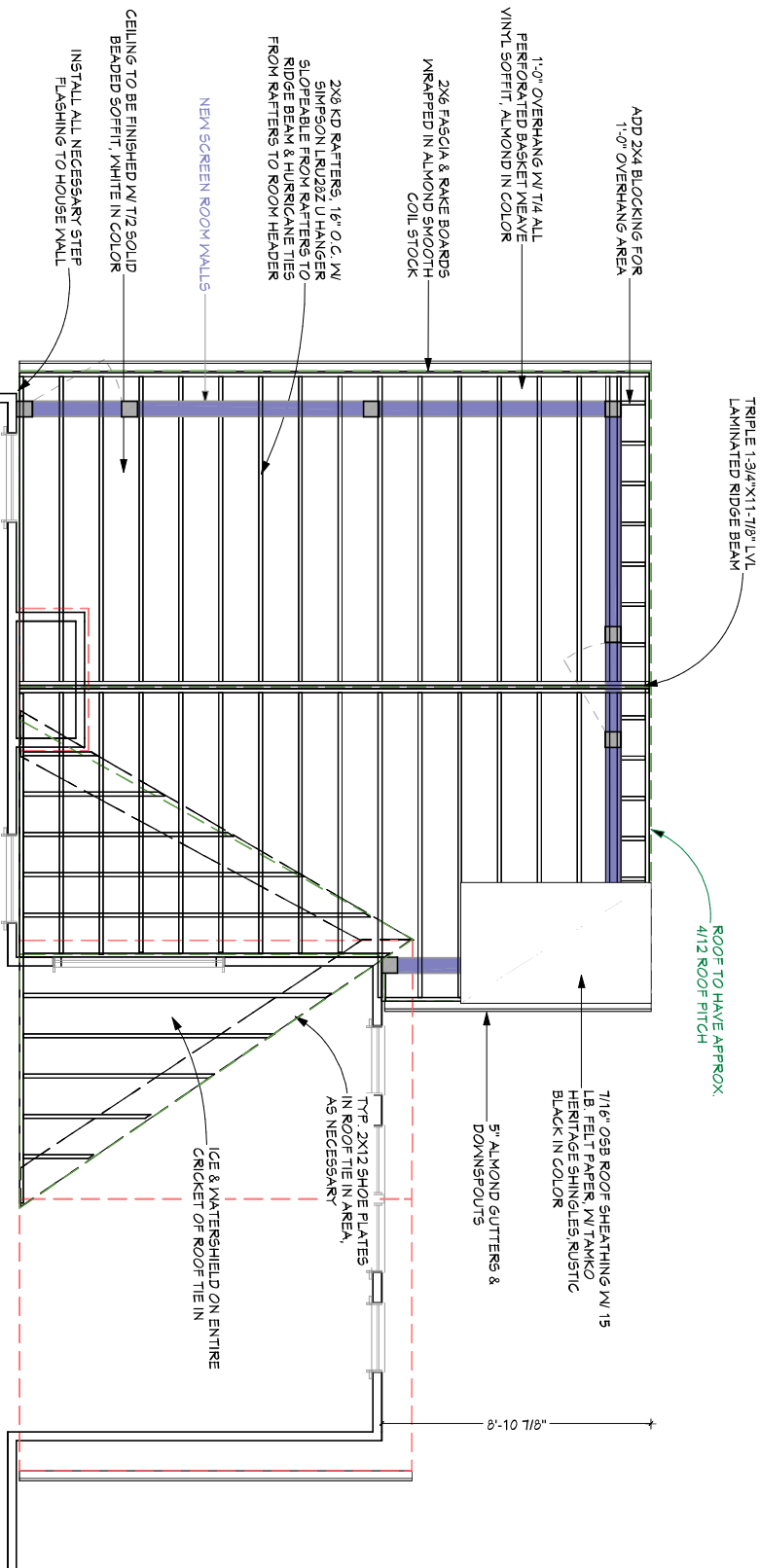
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<b>DATE:</b>	11/16/2024
<b>SCALE:</b>	PER PLAN
<b>SHEET:</b>	4



- JOB NOTES:**
1. CHANNEL & SIDING TO BE USED TO TIE NEW ROOF AND NEW SCREEN WALLS TO BE AIFORM 6 1/4" BEADED SIDING, SANDY TAN IN COLOR.
  2. TIE ALL PERFORATED BASKET WEAVE ALMOND VINYL SOFFIT.
  3. TAMKO HERITAGE SHINGLES, RUSTIC BLACK IN COLOR.
  4. FASCIA AND BAKE BOARDS TO BE WRAPPED WITH ALMOND SMOOTH COIL STOCK.
  5. GUTTERS & DOWNSPOUTS, ALMOND IN COLOR.
  6. CEILING TO BE FINISHED W/ 1/2" BEADED SOFFIT, COLOMA WHITE IN COLOR.
  7. CAP OFF EXISTING BLEED LIGHT AND REPLACE SIDING IN THAT AREA TO FINISH OFF EXTERIOR HOUSE WALL.
  8. ELECTRICAL PACKAGES IS AS FOLLOWS:
    - A. (1) NEW 120V CIRCUIT FOR SCREEN ROOM.
    - B. (2) RECEPTACLES (1) INSIDE OF SCREEN ROOM & (1) ON EXTERIOR OF SCREEN ROOM.
    - C. (2) EXTERIOR LIGHTS ONE TO TIE OFF EXISTING AND USE EXISTING SWITCHES, SIDE LIGHT WILL GET NEW SWITCH, AND BOTH FIXTURES TO BE SUPPLIED BY ELECTRICIAN TO MATCH SHOWN ROOM EXTERIOR LIGHT.
    - D. (4) RECESSED LIGHTS IN CEILING W/ DIMMER SWITCH.
    - E. (1) CEILING FAN WITH DUAL SWITCH, CUSTOMER TO SUPPLY CEILING FAN.
  9. ANY ADDITIONAL ELECTRICAL WORK NOT LISTED WILL BE AN ADDITIONAL CHARGE TO THE CONTRACT PRICE.



# ROOF LAYOUT

1/4 in = 1 ft

Lentz Bob FLOOR PLAN

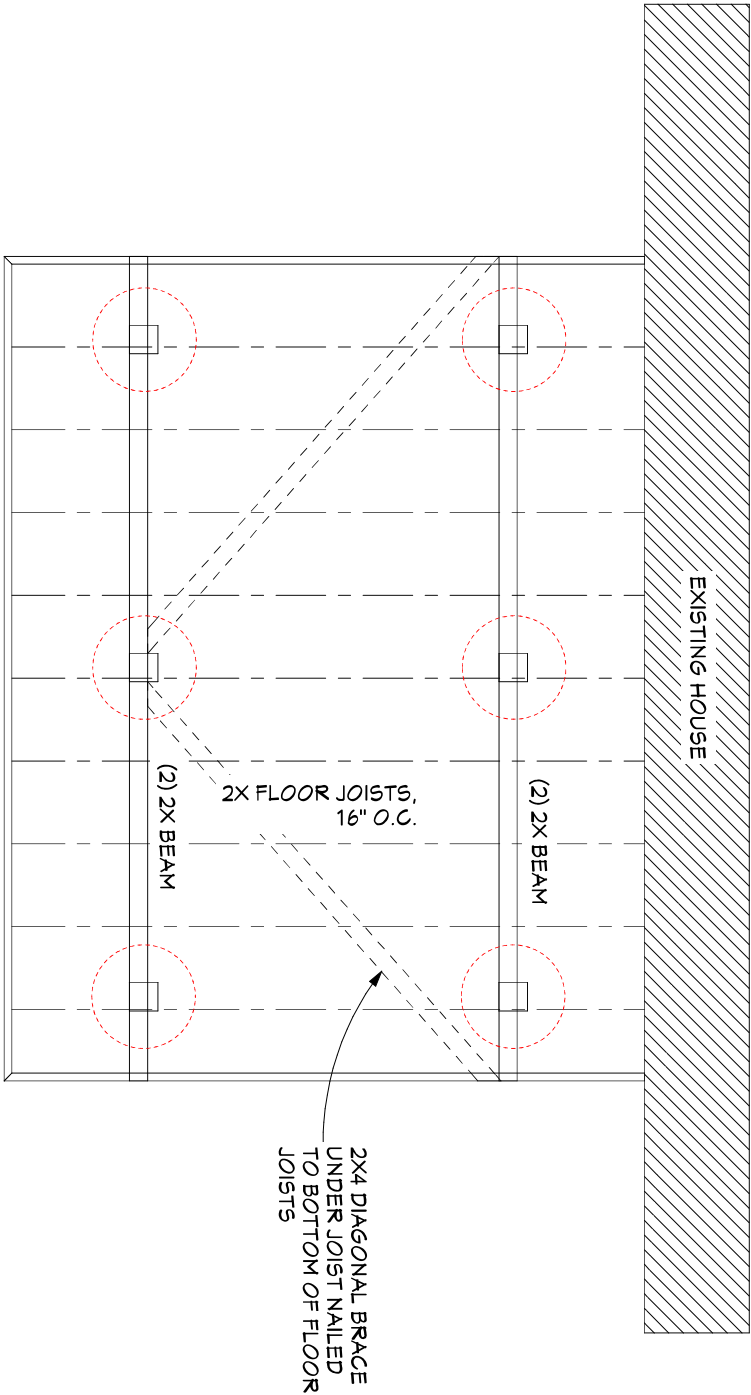
SHEET INDEX	
1	FRAMING
2	SCREENING
3	LEFT ELEVATION
4	FRONT ELEVATION
5	RIGHT ELEVATION
6	ROOF PLAN
7	BRACKING DETAILS
8	CAD DETAILS
9	RENDERINGS

**PROJECT DESCRIPTION:**  
Lentz Bob Screen Room Layout  
  
Bob Lentz  
320 Jennings Road  
Severna Park, MD 21146

DRAWINGS PROVIDED BY:  
**Fence & Deck Connection, Inc.**  
8051 Veterans Highway  
Millersville, MD, 21108  
410-969-4444  
[www.fencedeckconnection.com](http://www.fencedeckconnection.com)

DATE:	11/16/2024
SCALE:	PER PLAN
SHEET:	6

# BRACING DETAIL



SHEET INDEX	
1	FRAMING
2	SCREEN ROOM
3	LEFT ELEVATION
4	FRONT ELEVATION
5	RIGHT ELEVATION
6	REAR ELEVATION
7	BRACING DETAILS
8	CAD DETAILS
9	RENDERINGS

PROJECT DESCRIPTION:  
Lentz Bob Screen Room Layout

Bob Lentz  
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Severna Park, MD 21146

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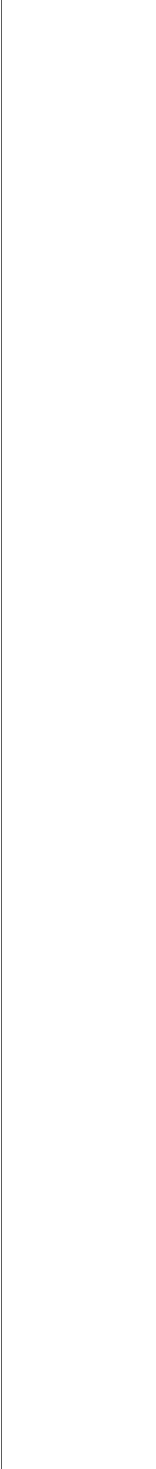
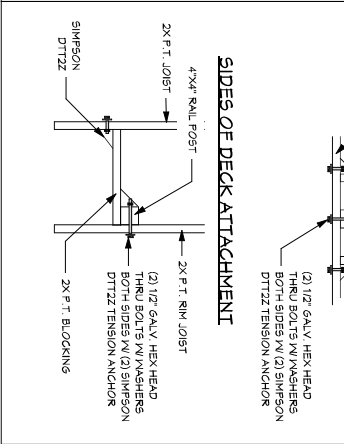
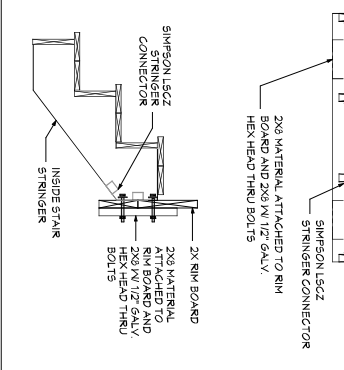
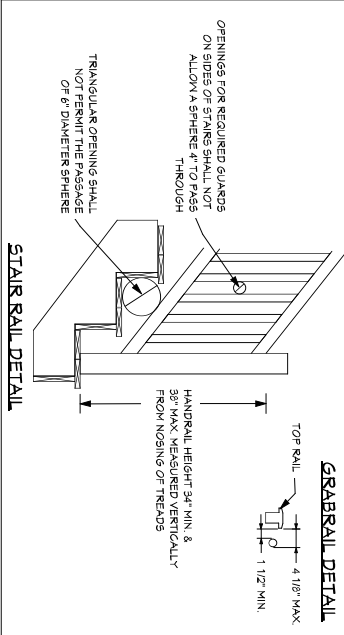
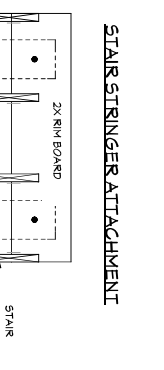
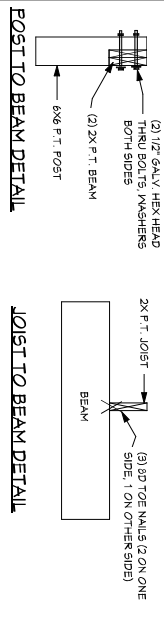
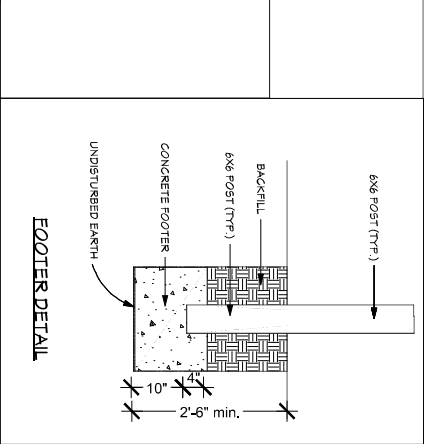
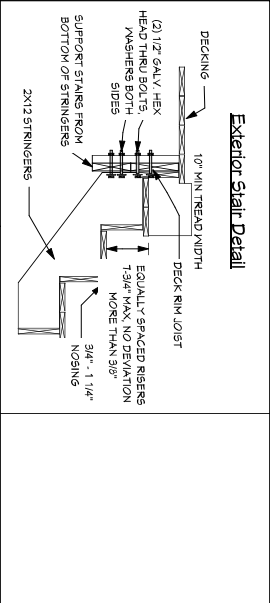
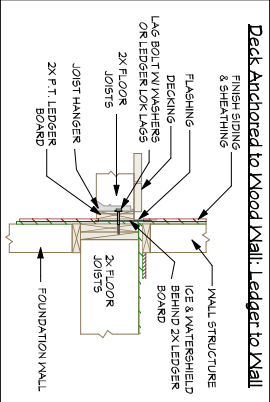
DATE:  
11/16/2024

SCALE:  
PER PLAN

SHEET:  
7

**DETAIL SHEET**  
SCALE: 1/2" = 1'-0"  
**GENERAL NOTES:**  
1. ALL FASTENERS SHALL BE A/CQ APPROVED.  
2. ALL LUMBER TO BE #2 S, FINE OR BETTER.  
3. ALL WOOD RAILING AND DECKING TO BE #1 S, FINE.  
4. ALL LUMBER SHALL BE P.T.

**JOB NOTES:**  
1. 2X12 FLOOR JOISTS, PRESSURE TREATED.  
2. 2X12 DOUBLE BEAMS, PRESSURE TREATED.  
3. 6X6 SUPPORT POSTS, PRESSURE TREATED.  
4. TIMBERTECH EDGE PRIME + SEA SALT GRAY DECKING & FEATURE BOARDS, CCR0126.  
5. 36" HIGH WHITE VINYL WASHINGTON RAILING W/ BLACK ROUND ALUMINUM BALUSTERS, ESR-5074.  
6. WHITE ROYAL WRAF BOARDS, TEXTURED SIDE OUT, ESR-3023.



SHEET INDEX

1	FRAMING
2	SCREEN ROOM
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5	RIGHT ELEVATION
6	SECTION THROUGH
7	BRACKING DETAILS
8	CAD DETAILS
9	RENDERINGS

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Bob Lentz  
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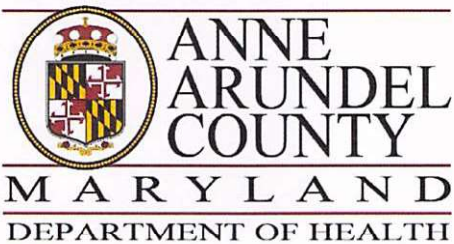


DATE:	11/16/2024
SCALE:	PER PLAN
SHEET:	4

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PROJECT DESCRIPTION:  
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SHEET INDEX
1. PLANS
2. SCREEN ROOM
3. LEFT ELEVATION
4. FRONT ELEVATION
5. RIGHT ELEVATION
6. BACK ELEVATION
7. BACKING DETAILS
8. CAD DETAILS
9. RENDERINGS




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

DATE: February 19, 2025

RE: Robert L. Lentz  
320 Jennings Road  
Severna Park, MD 21146

NUMBER: 2025- J0026-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a dwelling addition (screened porch with multiple stoops and steps) with less setbacks than required.

The Health Department has reviewed the above-referenced request. The property is served by public water and sewer facilities. The Health Department has no objection to the above-referenced request.

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

cc: Sterling Seay

2025-0026-V

<div>Menu</div>		<div>Cancel</div>	<div>Help</div>
<div>Task</div> <div>OPZ Cultural Resources</div> <div>Assigned to Department</div> <div>OPZ Cultural Resources</div> <div>Action by Department</div> <div>OPZ Cultural Resources</div> <div>Start Time</div>		<div>Due Date</div> <div>03/07/2025</div> <div>Assigned to</div> <div>Stacy Poulos</div> <div>Action By</div> <div>Stacy Poulos</div> <div>End Time</div>	<div>Assigned Date</div> <div>02/14/2025</div> <div>Status</div> <div>Complete w/ Comments</div> <div>Status Date</div> <div>03/07/2025</div> <div>Hours Spent</div> <div>0.0</div> <div>Comments</div> <div>This property is located on a designated Scenic and Historic Road (Category 3), Jennings Rd. and is subject to Article 17-6-504 compliance. The proposed work is unlikely to have an adverse effect, but development applications should include appropriate cover notes and labels identifying the scenic and historic road in the plans, as well as provide a 14-point response to the criteria in Article 17-6-504.</div>
<div>Billable</div> <div>No</div>		<div>Overtime</div> <div>No</div>	<div>In Possession Time (hrs)</div> <div>0.0</div>
<div>Time Tracking Start Date</div>	<div>Est. Completion Date</div>	<div>Comment Display in ACA</div> <div><input checked="" type="checkbox"/> All ACA Users</div> <div><input checked="" type="checkbox"/> Record Creator</div> <div><input checked="" type="checkbox"/> Licensed Professional</div> <div><input checked="" type="checkbox"/> Contact</div> <div><input checked="" type="checkbox"/> Owner</div>	
<div>Display E-mail Address in ACA</div> <div>No</div>	<div><input checked="" type="checkbox"/> Display Comment in ACA</div>	<div>Workflow Calendar</div>	
<div>Estimated Hours</div> <div>0.0</div>	<div>Action</div> <div>Updated</div>		
<div>Task Specific Information</div>			
<div>Expiration Date</div>		<div>Review Notes</div>	<div>Reviewer Name</div>
<div>Reviewer Phone Number</div>		<div>Reviewer Email</div>	



320



322

Tax Account Number: 363390233205

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