
Explanation letter

Date: April 23, 2025
Subj.: Zoning Variance
Owner: **1055 DORSEY LLC (Michael Crook)**
Location: 1055 Dorsey Rd, Glen Burnie, MD (21061)

Following the development process of the property located in 1055 Dorsey Rd, Glen Burnie, MD (21061) and to have preliminary site plan application ready to submit with 3 lots (16, 17 and part of 18) with the following existing condition:

- 1- Property lots land use are:
 - Lot (16) : single family detached (CR)
 - Lot (17) : Retail commercial (C)
 - Lot (18) : Retail commercial -Exempt (EC)
- 2- Property Zoning code W2 (Light Industrial District) for all the lots

Variance request: Setback variance for the distance from a divided principal arterial roadway (Dorsey Rd.) as there is a building of 904 sq. ft. (Ground floor + Basement) was built in 1940 (grandfathered situation) and located 44.5 ft. from Dorsey Rd. with a footprint of around 358 sq. ft. beyond 60 ft. setback. (attach01)

The property has a grading violation #E-20124-318 with 28,405 ft² of disturbance (attach02)

The property development proposed use is (Building material storage, including sales and yards) with the following: (attach03)

- 1- Office building (renovate the existing building to be an office building)
- 2- A parking area with 4 spots + 1 ADA spot. (4282 ft²)
- 3- A building material storage area in the northern part of 6810 ft².
- 4- A building material storage area in the southern part of 20276 ft².

A Grading Permit # G02020236 application is submitted in August 28, 2024

The proposed development is based on:

- 1- Boundary Shape
 - 2- Surrounding roads
 - 3- The proposed usage which consider environmentally friendly.
 - 4- Approve a southern setback variance to extend the southern storage area
 - 5- Approve a wetland buffer variance to have a northern storage area, as the maximum area usage with the existing buffers and setbacks = 34% of the property area.
(attach04)
 - 6- Similarity with the adjacent properties which have the same conditions with the setbacks and buffers (attach05)
-

MOHAMED ELFAWAL (PE)
MD license# 46238

I. GENERAL NOTES

1. LOT 16 : Land Use Single-family detached
2. LOT 17 & PART OF LOT 18 : Land Use Retail Commercial
3. ZONING W2 (Light Industrial Districts)
4. TOTAL AREA OF SITE = 882,444 Sq. Ft. (2.0258 ACRES)
5. THE PROPERTY HEREON IS OWNED BY (1055 DORSEY LLC), BY DEED REF. /32242/00126 DATE 06/06/2018, RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY IN LIBER (32242), FOLIO (00126).
6. Tax District (06) Sub (322) Account (04820147)
7. TAX MAP (0009), GRID (0016), PARCEL 64.
8. PLAT No. 628, PLAT Ref. 0011/ 0016
9. STRUCTURE AREA (Sq Ft): 3416
10. TOPOGRAPHY SHOWN HEREON IS PREPARED BY (LAND DESIGN PROS.), dated 12/24/2023.
11. THE LOCATION OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY THE EXISTENCE, LOCATION, AND DEPTH OF ANY EXISTING UTILITIES AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK.

II. VARIANCE

1. Variance for existing building to be beyond 60' front set back.

ADMINISTRATIVE SITE PLAN

1055 DORSEY LLC

1055 Dorsey Rd, Glen Burnie

33 TH ELECTION DISTRICT
ANNE ARUNDEL COUNTY, MD(21061-3208)

OWNER/DEVELOPER

1055 DORSEY LLC

2065 MONTEVIDEO ROAD

JESSUP, MD 20794

II. VICINITY MAP



Page	Sheet	TITLE
01	CS	COVER SHEET
02	C01	EXISTING CONDITION
03	C02	PROPOSED CONDITION

SCALE 1" = 300'

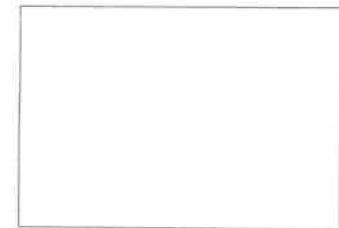
III. LEGEND

INDEX CONTOUR	+10' 00"
EDGE OF PAVEMENT	PROP. C/P
CURB & CUTTER	CG-6
PROJECT LIMIT PROPERTY LINE	
PROPERTY LINE	
FLOOD PLAIN	
EASEMENT	
WATER LINE	W 8" DP W/L
SANITARY SEWER	8" PVC SAN
STORM DRAIN	18" RCP
ELECTRIC LINE	SD
TELEPHONE LINE	T
GAS LINE	G
POTABLE WATER LINE	W
SANITARY LINE	SN
RIGHT OF WAY	R/W
SILT FENCE	SF
LIMIT OF DISTURBANCE	100' EOD

IV. HATCH PATTERN

FCP	Permeable Interlocking Concrete Pavers
FLOOD PLAIN	
PS	Permeable Grass
ITEMS TO BE REMOVED	
CONCRETE SIDEWALK	
MULCH	
STONE	
PEA GRAVEL PAVEMENT	
BRICK WALL	
ASPHALT PAVEMENT	
WATER VALVE	
FIRE HYDRANT	
LIGHT	
MANHOLE	
ELECTRIC RISER	
WATER METER	
AIR-CONDITIONER	
ELECTRIC METER	
SANITARY SEWER IDENTIFIER	
STORM WATER IDENTIFIER	

STREET LIGHT	SPOT ELEVATION	0' 00"	SIGN
SURVEY POINT	UTILITY POLE		





RFP CONSULTING LLC
www.rfpconsulting.us
410-243-8888

1055 Dorsey Rd, Glen Burnie
MD (21061-3208)
ANNE ARUNDEL COUNTY

Owner:
1055 DORSEY LLC
2065 MONTEVIDEO RD
JESSUP, MD (20794)

Project No:
Proj14-2023

Date:
February 2023

Prepared by:
M. ELPAWAL

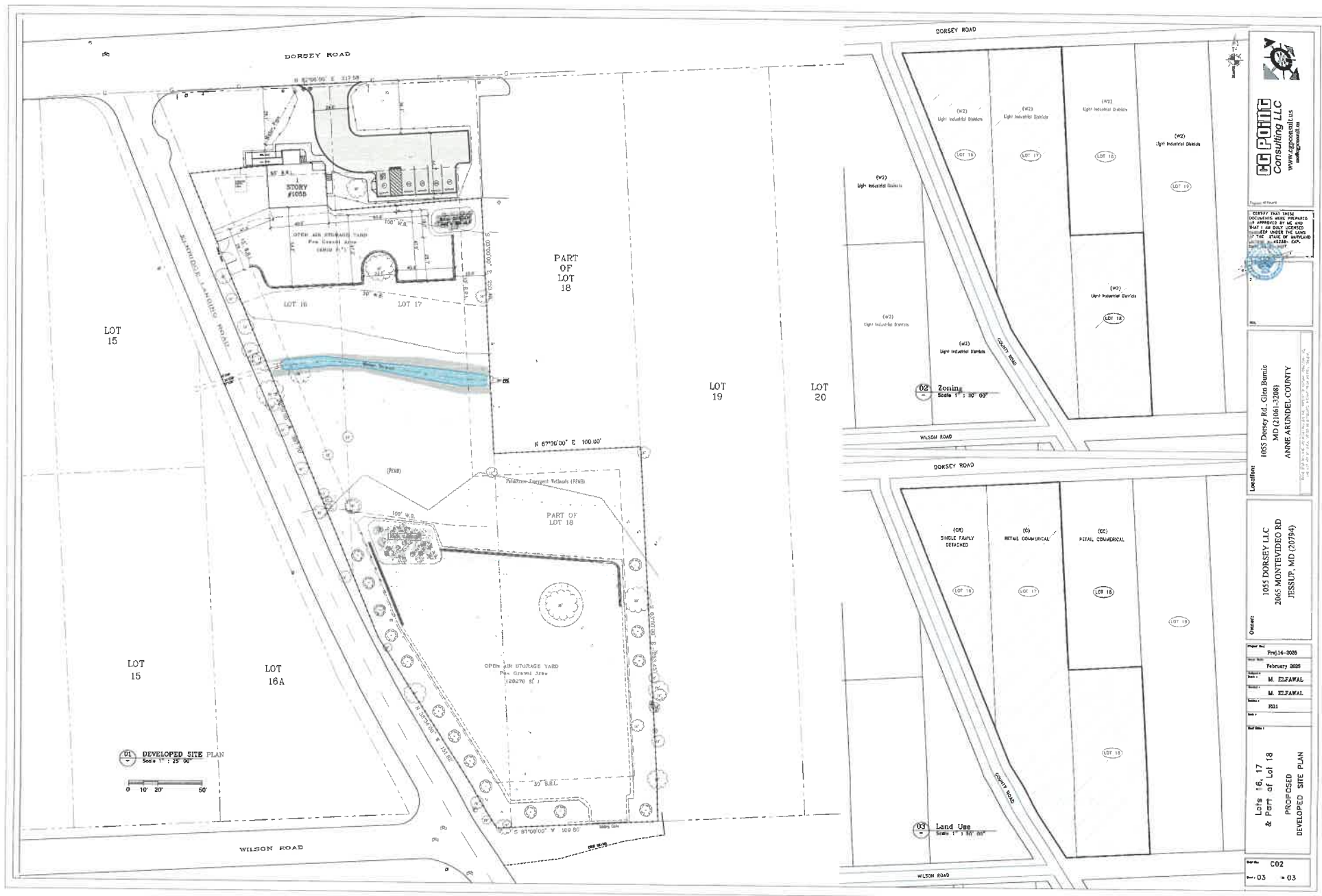
Checked by:
M. ELPAWAL

Scale:
RDL

Sheet No:
**16, 17 & Part of Lot 18
COVER SHEET**

Sheet No:
CS

Sheet No:
01 = 03



AG POINT
Consulting LLC
www.agpointllc.us
info@agpointllc.us

CERTIFY THAT THESE
LOCATIONS, WITH PREPARATION
OF THIS PLAN, ARE
THAT I AM A duly LICENSED
ENGINEER UNDER THE LAWS
OF THE STATE OF MARYLAND
AND AM A MEMBER OF THE
NATIONAL SOCIETY OF PROFESSIONAL
ENGINEERS.

1055 DORSEY RD, GLEN BURNIE
MD 21061-3288
ANNE ARUNDEL COUNTY
JESSUP, MD 20794

1055 DORSEY RD, GLEN BURNIE
MD 21061-3288
ANNE ARUNDEL COUNTY
JESSUP, MD 20794

1055 DORSEY RD, GLEN BURNIE
MD 21061-3288
ANNE ARUNDEL COUNTY
JESSUP, MD 20794

1055 DORSEY RD, GLEN BURNIE
MD 21061-3288
ANNE ARUNDEL COUNTY
JESSUP, MD 20794

1055 DORSEY RD, GLEN BURNIE
MD 21061-3288
ANNE ARUNDEL COUNTY
JESSUP, MD 20794

1055 DORSEY RD, GLEN BURNIE
MD 21061-3288
ANNE ARUNDEL COUNTY
JESSUP, MD 20794

1055 DORSEY RD, GLEN BURNIE
MD 21061-3288
ANNE ARUNDEL COUNTY
JESSUP, MD 20794

1055 DORSEY RD, GLEN BURNIE
MD 21061-3288
ANNE ARUNDEL COUNTY
JESSUP, MD 20794

1055 DORSEY RD, GLEN BURNIE
MD 21061-3288
ANNE ARUNDEL COUNTY
JESSUP, MD 20794

1055 DORSEY RD, GLEN BURNIE
MD 21061-3288
ANNE ARUNDEL COUNTY
JESSUP, MD 20794

1055 DORSEY RD, GLEN BURNIE
MD 21061-3288
ANNE ARUNDEL COUNTY
JESSUP, MD 20794

1055 DORSEY RD, GLEN BURNIE
MD 21061-3288
ANNE ARUNDEL COUNTY
JESSUP, MD 20794

1055 DORSEY RD, GLEN BURNIE
MD 21061-3288
ANNE ARUNDEL COUNTY
JESSUP, MD 20794

1055 DORSEY RD, GLEN BURNIE
MD 21061-3288
ANNE ARUNDEL COUNTY
JESSUP, MD 20794

1055 DORSEY RD, GLEN BURNIE
MD 21061-3288
ANNE ARUNDEL COUNTY
JESSUP, MD 20794

1055 DORSEY RD, GLEN BURNIE
MD 21061-3288
ANNE ARUNDEL COUNTY
JESSUP, MD 20794

1055 DORSEY RD, GLEN BURNIE
MD 21061-3288
ANNE ARUNDEL COUNTY
JESSUP, MD 20794

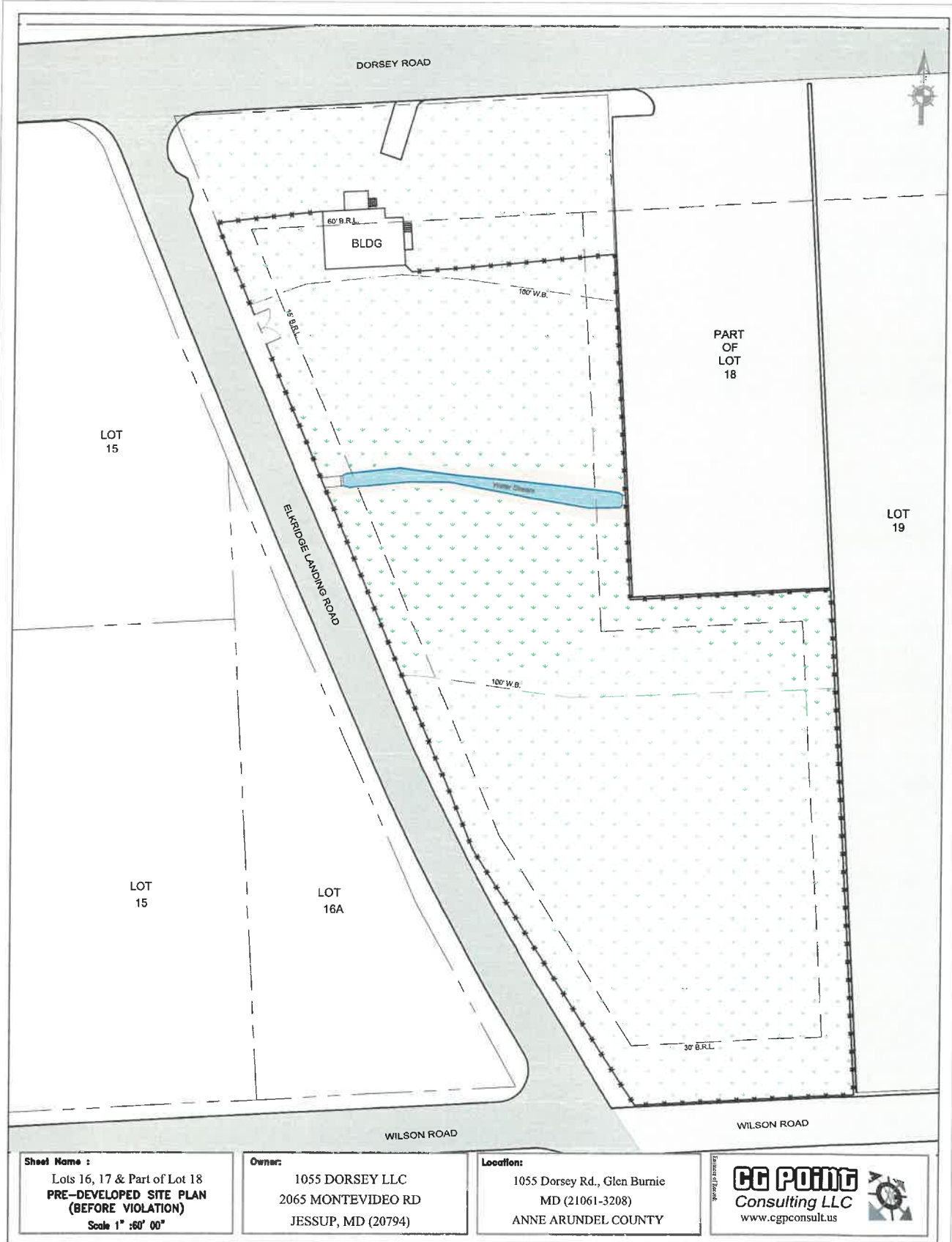
1055 DORSEY RD, GLEN BURNIE
MD 21061-3288
ANNE ARUNDEL COUNTY
JESSUP, MD 20794

1055 DORSEY RD, GLEN BURNIE
MD 21061-3288
ANNE ARUNDEL COUNTY
JESSUP, MD 20794

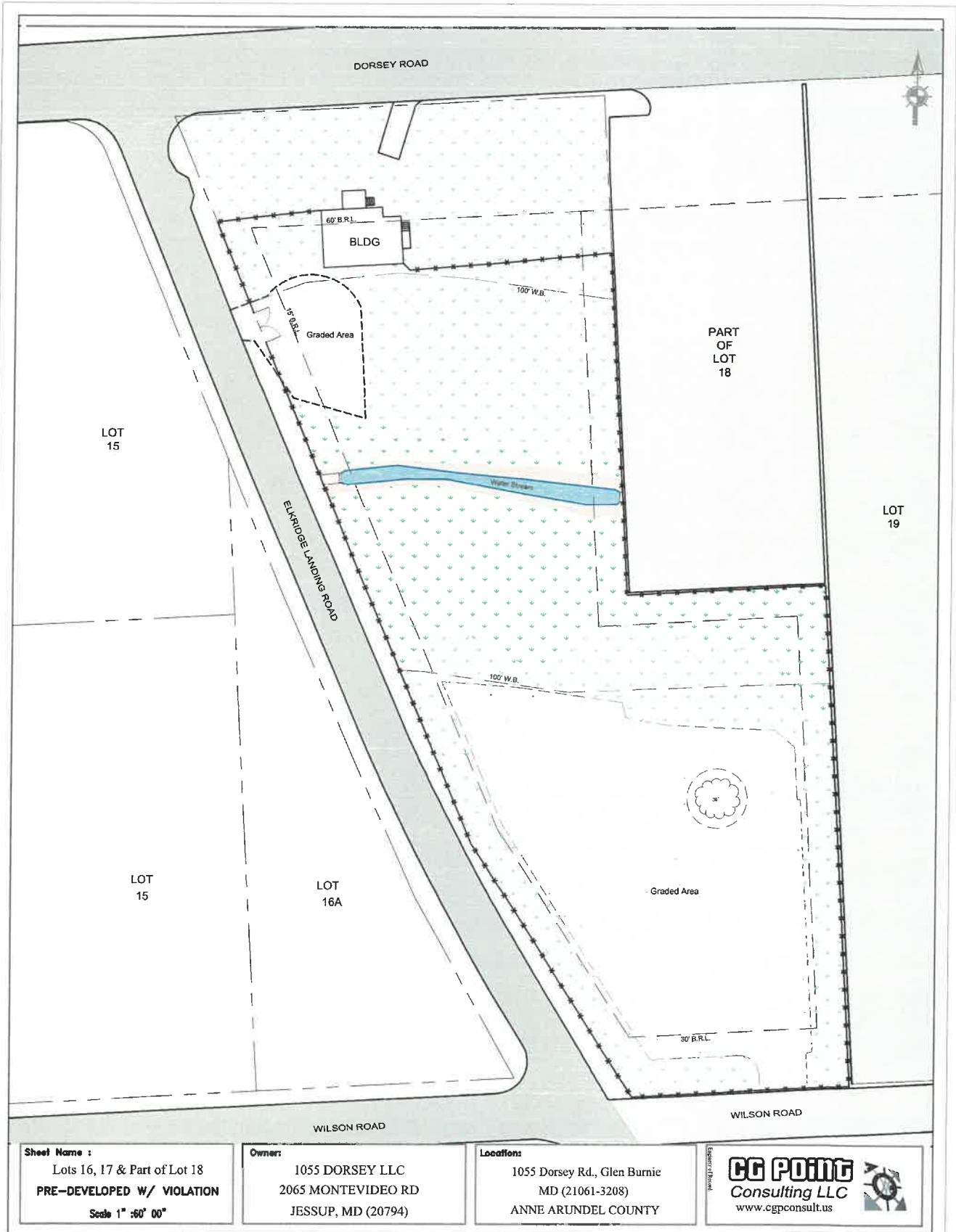
1055 DORSEY RD, GLEN BURNIE
MD 21061-3288
ANNE ARUNDEL COUNTY
JESSUP, MD 20794

1055 DORSEY RD, GLEN BURNIE
MD 21061-3288
ANNE ARUNDEL COUNTY
JESSUP, MD 20794

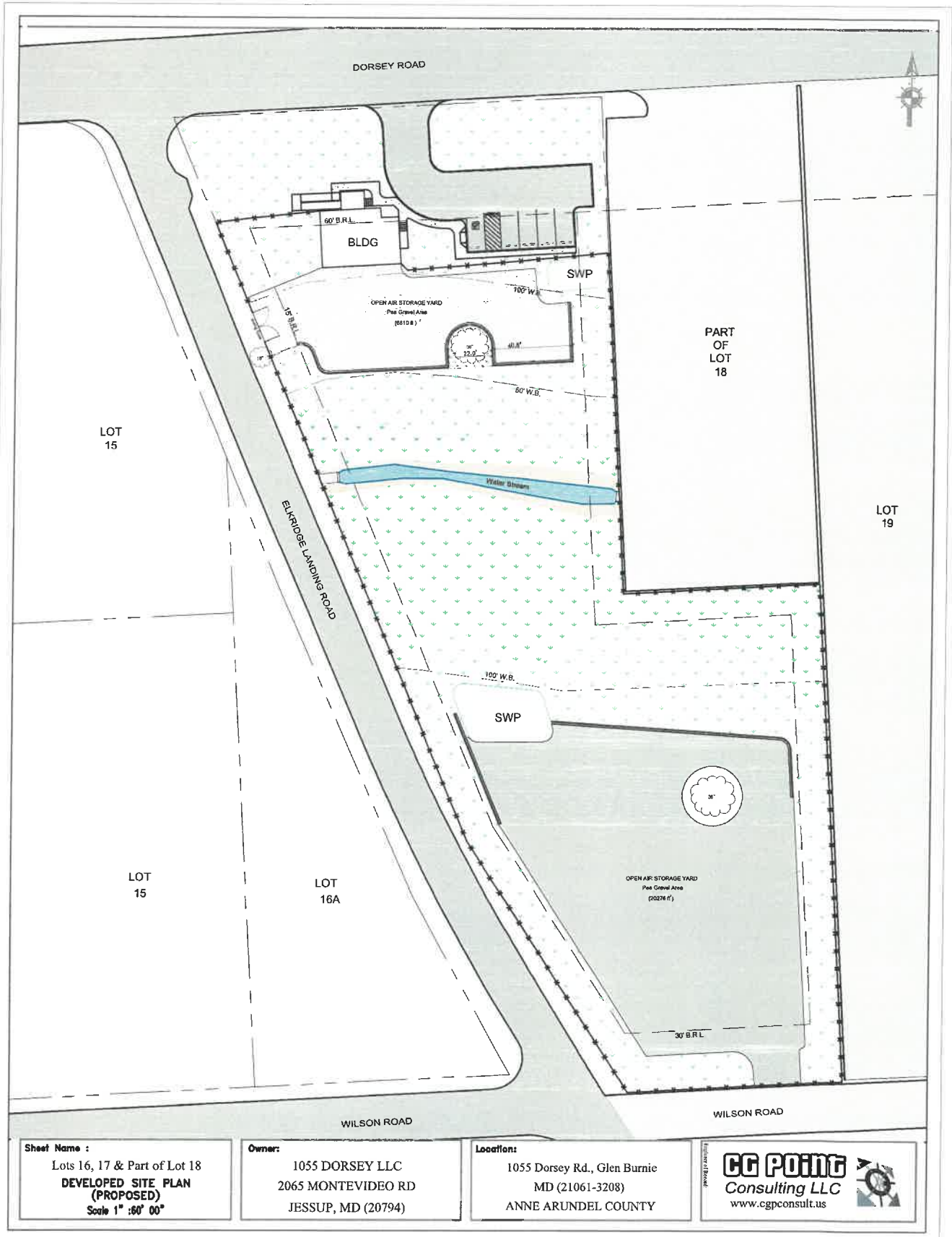
Attachment(01)



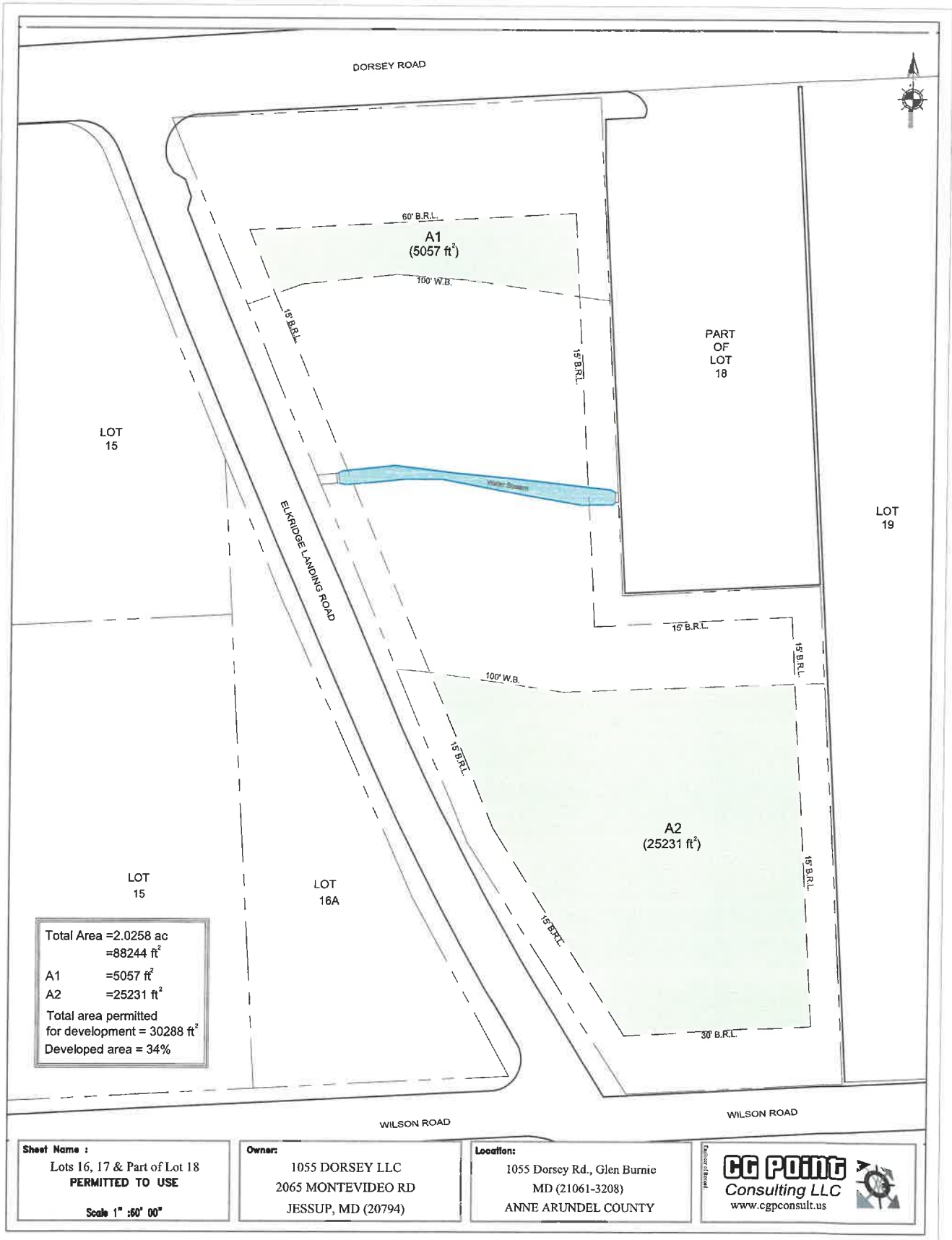
Attachment(02)



Attachment(03)



Attachment(04)





Map Title

Attachment(05)



Legend

- Foundation
- Addressing
 -
- Parcels
 -
- City of Annapolis Parcels
 -

Notes

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

PLAT NO. 628 BOOK NO. 11 FOLIO 15 SPEED 22

