

**Bhalla Rajeev**  
368 Magothy Road  
Severna Park, MD 21146  
Mobile: (860)490-4817 (Bhalla)

**LETTER OF EXPLANATION**

May 22, 2025

Anne Arundel County  
Office of Planning & Zoning  
2664 Riva Road, P.O. Box 6675  
Annapolis, Maryland 21401

Dear Sir or Madam,

This letter amends the variance application to allow a second floor addition to an existing accessory structure, a garage with less setbacks than required. The initial application indicated a second floor addition of unconditioned storage space above the garage. Due to a change in our circumstances, we are now requesting the same space be suitable for an office area and small bathroom as well as file storage.


We moved into the area to assist with childcare for our grandson (our daughter and son-in-law live in Bowie and work from their home). Accordingly, we take care of our grandson in our home during the week. We recently received the good news that they are expecting a second child by the end of this year. I currently utilize a bedroom in our home as an office, including conducting online board and committee meetings. We now expect to use my current office for childcare. In addition, having some distance from the main house allows me to do my work and conduct my meetings without disturbance (both ways).

We believe that this change does not alter the essential character of the neighborhood.

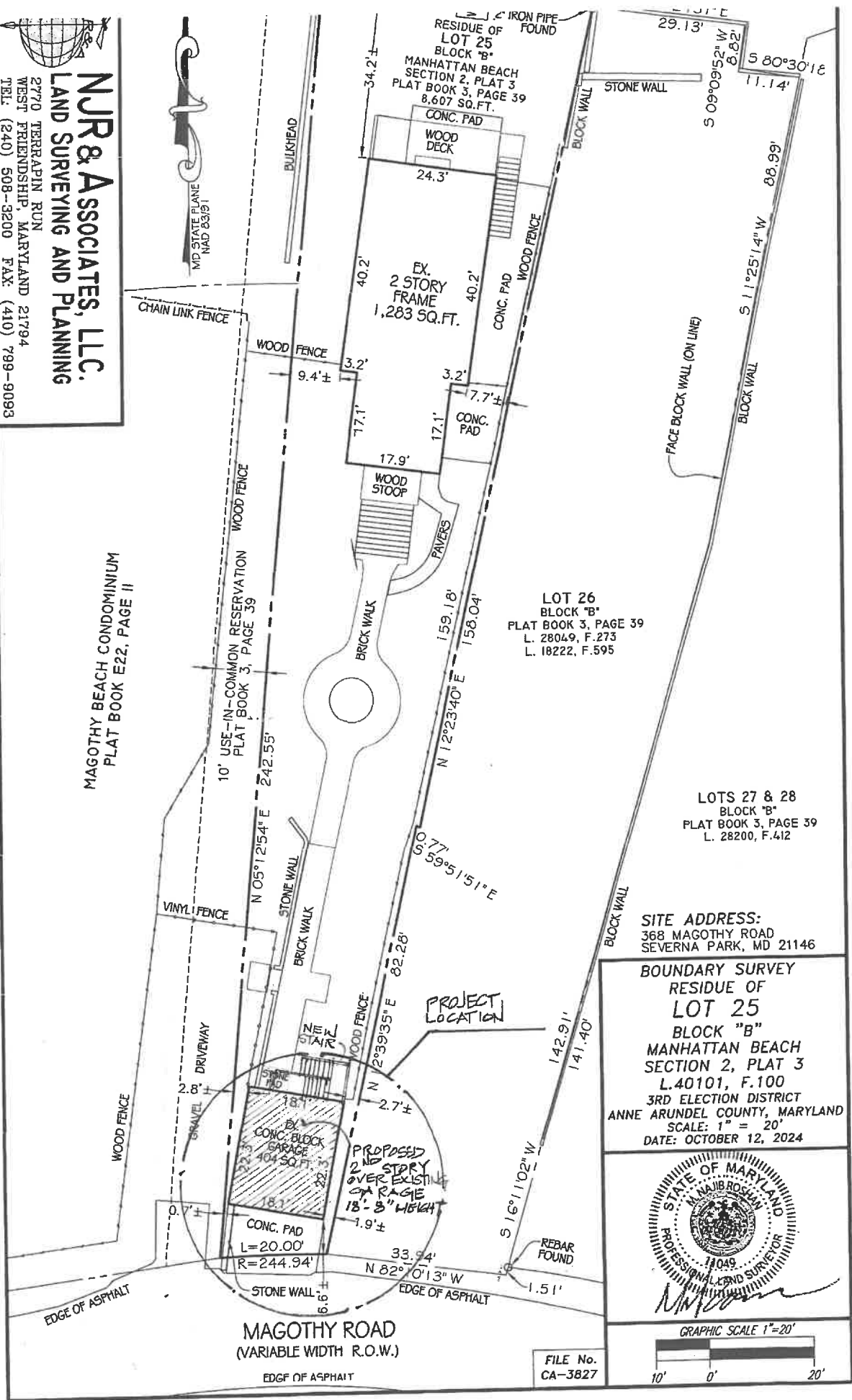
The Letter of Explanation dated April 13, 2025, provides further details regarding the property and the request for variances.

Sincerely,

Bhalla, Rajeev and Jacqueline  
Owners



**NJR & ASSOCIATES, LLC.**  
**LAND SURVEYING AND PLANNING**  
 2770 TERRAPIN RUN  
 WEST FRIENDSHIP, MARYLAND 21794  
 TEL: (240) 508-3200 FAX: (410) 789-9093



MAGOTHY BEACH CONDOMINIUM  
 PLAT BOOK E22, PAGE II

**MAGOTHY ROAD**  
 (VARIABLE WIDTH R.O.W.)

CRITICAL AREA COMMISSION  
CHESAPEAKE AND ATLANTIC COASTAL BAYS  
1804 WEST STREET, SUITE 100  
ANNAPOLIS, MD 21401

PROJECT NOTIFICATION APPLICATION

**GENERAL PROJECT INFORMATION**

Jurisdiction: Anne Arundel County

Date:

Tax Map #	Parcel #	Block #	Lot #	Section
032E	0455	B	25	2

**FOR RESUBMITTAL ONLY**

Corrections ☐  
Redesign ☐  
No Change ☐  
Non-Critical Area ☐

\*Complete Only Page 1  
General Project Information

Tax ID: 3530-1885-2378

Project Name (site name, subdivision name, or other) MANHATTAN BEACH

Project location/Address 368 MAGOTHY ROAD

City SEVERNA PARK Zip 21146

Local case number

Applicant: Last name RAJEEV First name BHALLA

Company

**Application Type (check all that apply):**

Building Permit ☐  
Buffer Management Plan ☐  
Conditional Use ☐  
Consistency Report ☐  
Disturbance > 5,000 sq ft ☐  
Grading Permit ☐

Variance ☒  
Rezoning ☐  
Site Plan ☐  
Special Exception ☐  
Subdivision ☐  
Other ☐

**Local Jurisdiction Contact Information:**

Last name AACo Zoning Administration Section First name

Phone # 410-222-7437 Response from Commission Required By TBD

Fax # Hearing date TBD

## SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

THE SPACE WILL BE USED FOR DRY STORAGE ABOVE THE FLOOD PLANE OVER THE TOP OF THE EXISTING ACC. STRUCTURE (EXISTING GARAGE)

Intra-Family Transfer ☐ Yes  
Grandfathered Lot ☐

Growth Allocation ☐ Yes  
Buffer Exemption Area ☐

### Project Type (check all that apply)

Commercial ☐  
Consistency Report ☐  
Industrial ☐  
Institutional ☐  
Mixed Use ☐  
Other ☐

Recreational ☐  
Redevelopment ☐  
Residential ☒  
Shore Erosion Control ☐  
Water-Dependent Facility ☐

## SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft
IDA Area		9,147
LDA Area		
RCA Area		
Total Area		

Total Disturbed Area 

Acres	Sq Ft
	787

# of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees			Existing Lot Coverage		1,687
Created Forest/Woodland/Trees			New Lot Coverage		0
Removed Forest/Woodland/Trees			Removed Lot Coverage		
			Total Lot Coverage		1,687

## VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance			Buffer Forest Clearing		
Non-Buffer Disturbance			Mitigation		

### Variance Type

Buffer ☐  
Forest Clearing ☐  
HPA Impact ☐  
Lot Coverage ☐  
Expanded Buffer ☐  
Nontidal Wetlands ☐  
Setback ☒  
Steep Slopes ☐  
Other ☐

### Structure

Acc. Structure Addition ☐  
Barn ☐  
Deck ☐  
Dwelling ☐  
Dwelling Addition ☐  
Garage ☐  
Gazebo ☐  
Patio ☐  
Pool ☐  
Shed ☐  
Other ☒

ADD 2ND FLR TO EXIST.  
ACC. STRUCTURE

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## **Critical Area Report Narrative**

May 22, 2025

Anne Arundel County  
Office of Planning and Zoning  
2664 Riva Road, P.O. Box 6675  
Annapolis, Maryland 21401

Dear Sir or Madam:

The Proposed Residential use will be for dry storage and the property will remain Residential.

The existing trees and shrubs cover about 20% of the total area of the property. The area that will be disturbed by the new work will take place in an area that does not require any tree or shrub removal.

The property is zone IDA – R-2 water front located on the Magothy River.

The property is 9,147 square feet and is an irregular pie shaped lot with the narrow side being the rear of the property and is located on Magothy Road, the rear yard property line is 20.00 feet.

We believe that if this variance is granted that it will not alter the essential character of the neighborhood.

The Project Site will be surrounded with silt fence to protect and minimize the impacts on water quality and habitat.

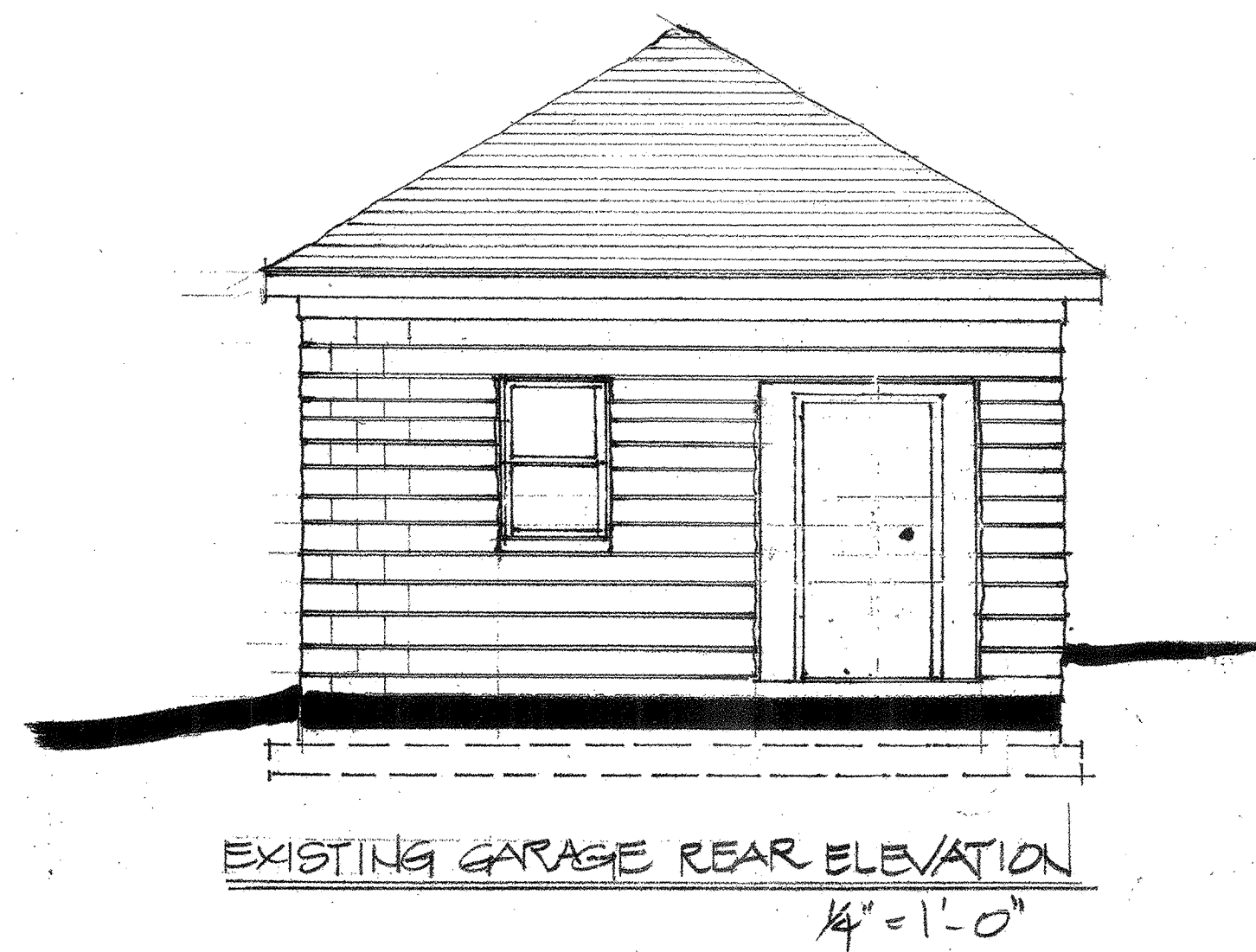
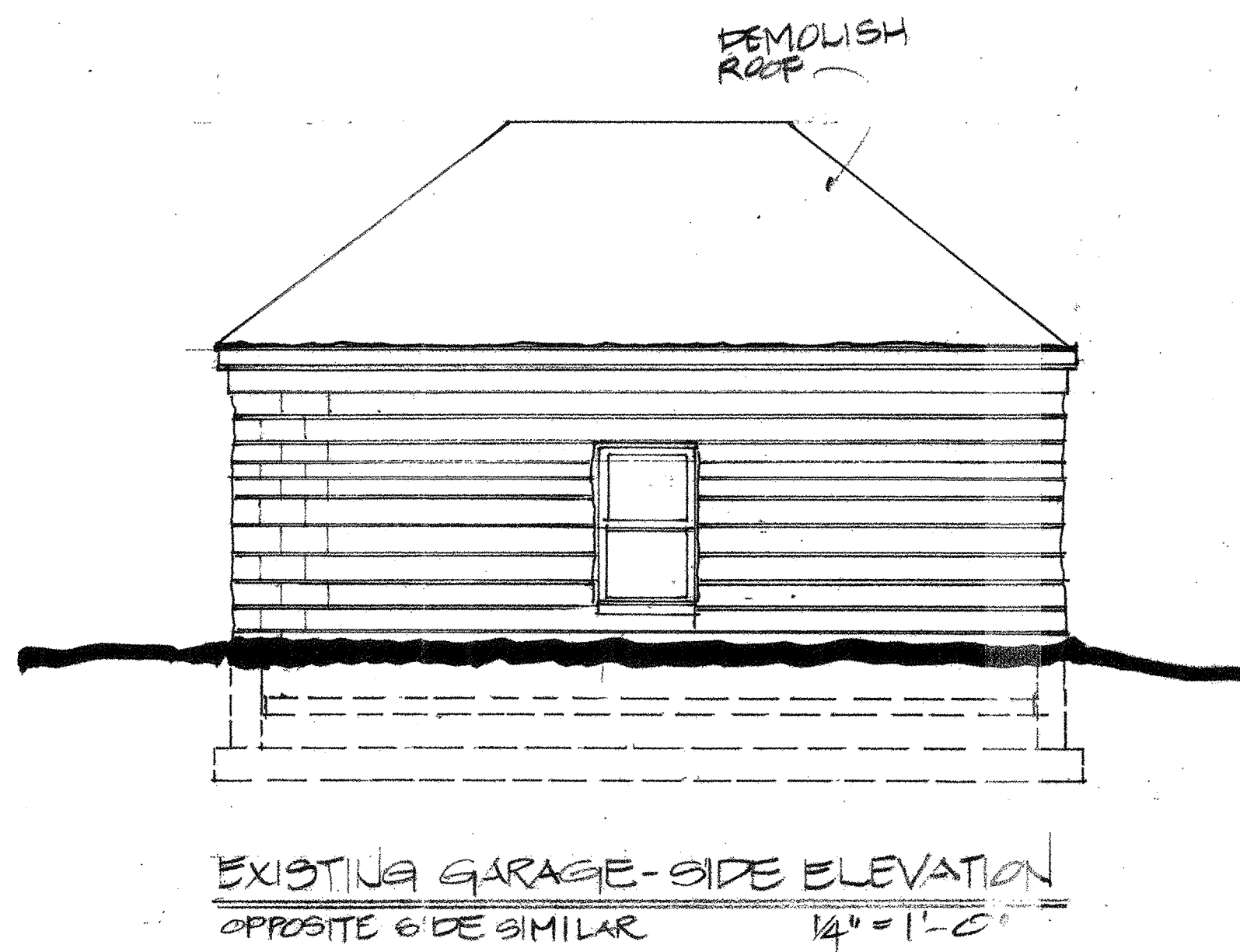
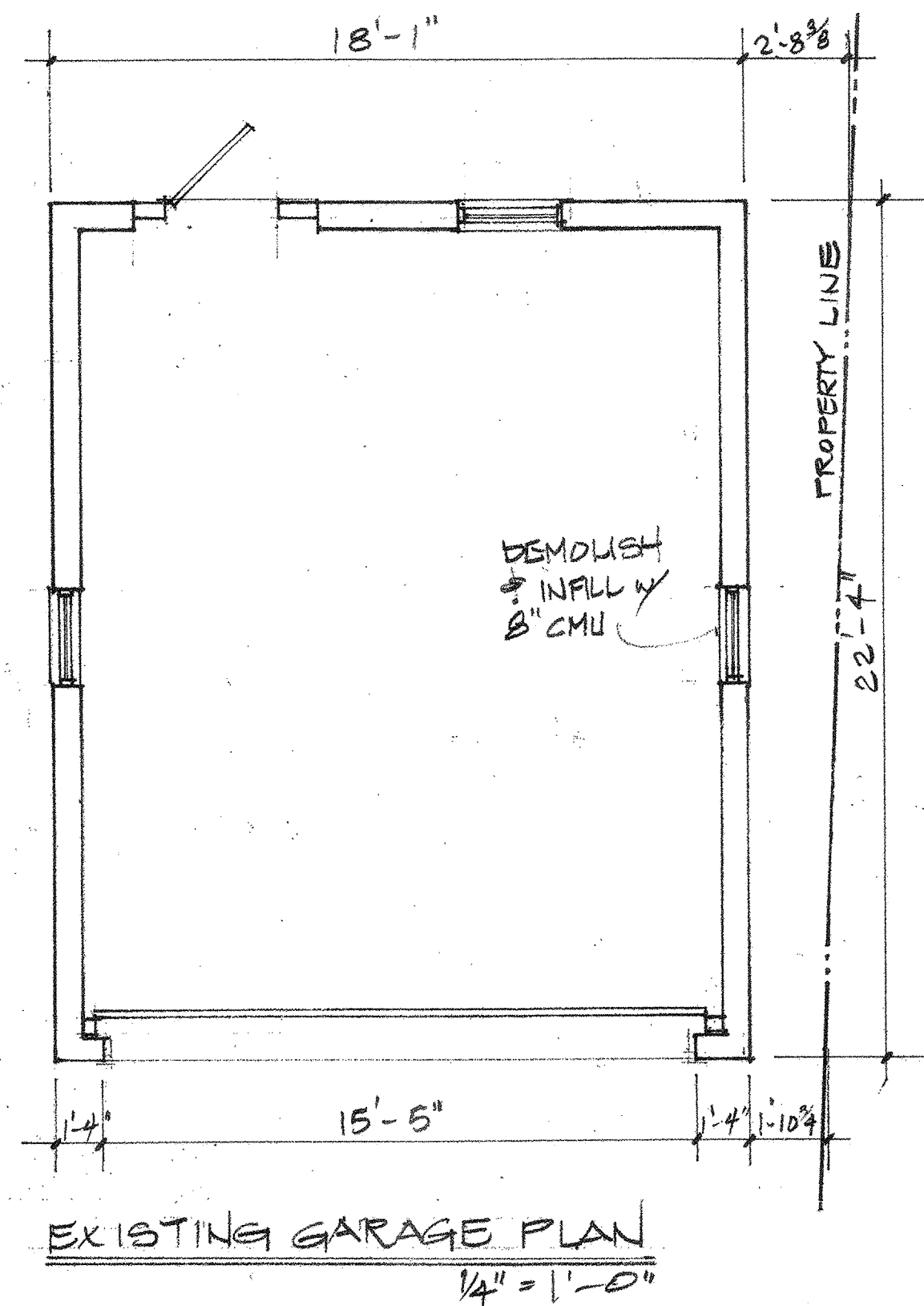
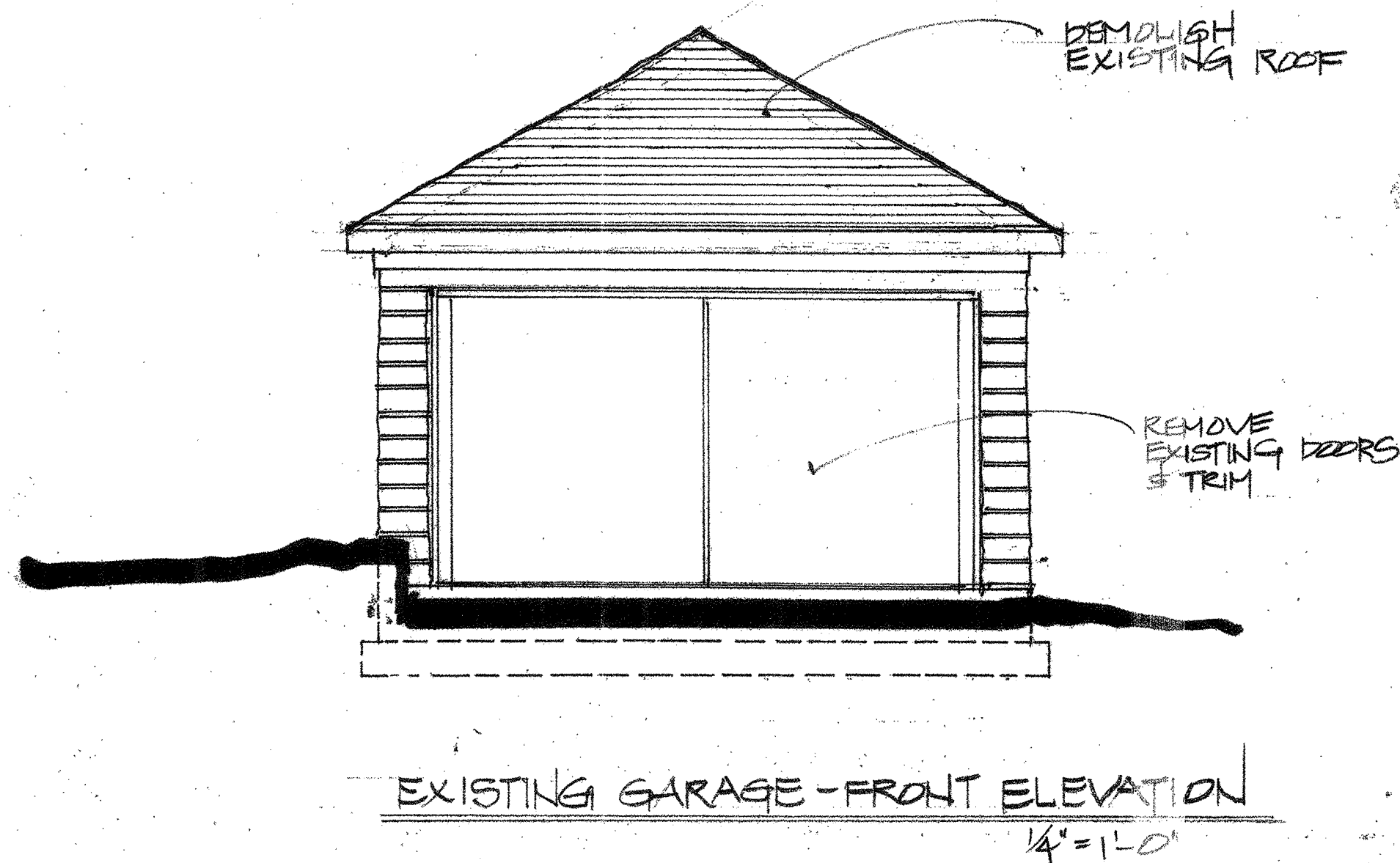
The Proposed Second Floor will not add to the existing impervious area and is designated Critical Area IDA.

- a) 1,283 SF Impervious for existing house
- b) 404 SF Impervious for the Accessory Structure
- c) Total Lot Coverage for site will be 1,687 SF

The property is located at 368 Magothy Road in Severna Park and is subject to the Chesapeake Bay Critical Area Requirements for IDA. The entire property has very little slope.

Sincerely,

Bhalla, Rajeev and Jacqueline  
Owner



Beasley Architectural Group, LLC  
Architecture and Consulting

7045 Bay Front Drive, Annapolis, Maryland 21405  
kbeasley@anncore.com  
703-967-1390



Sam Alraby  
President

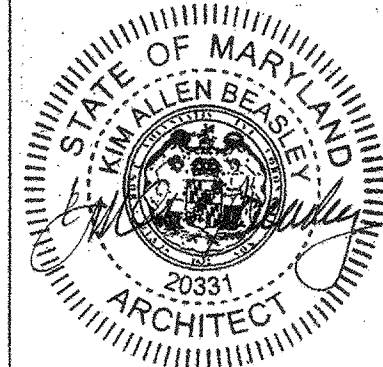
O: 877-877-5422  
O: 443-714-8372  
C: 410-497-4167  
1000 West Street  
Annapolis, MD 21401

www.RamAnnapolis.com  
Sam@RamHomeRenovating.com

**Bhalla Residence**  
Residential Accessory Structure  
368 Magothy Rd  
Severna Park, Maryland 21146

A.1  
1 of 3





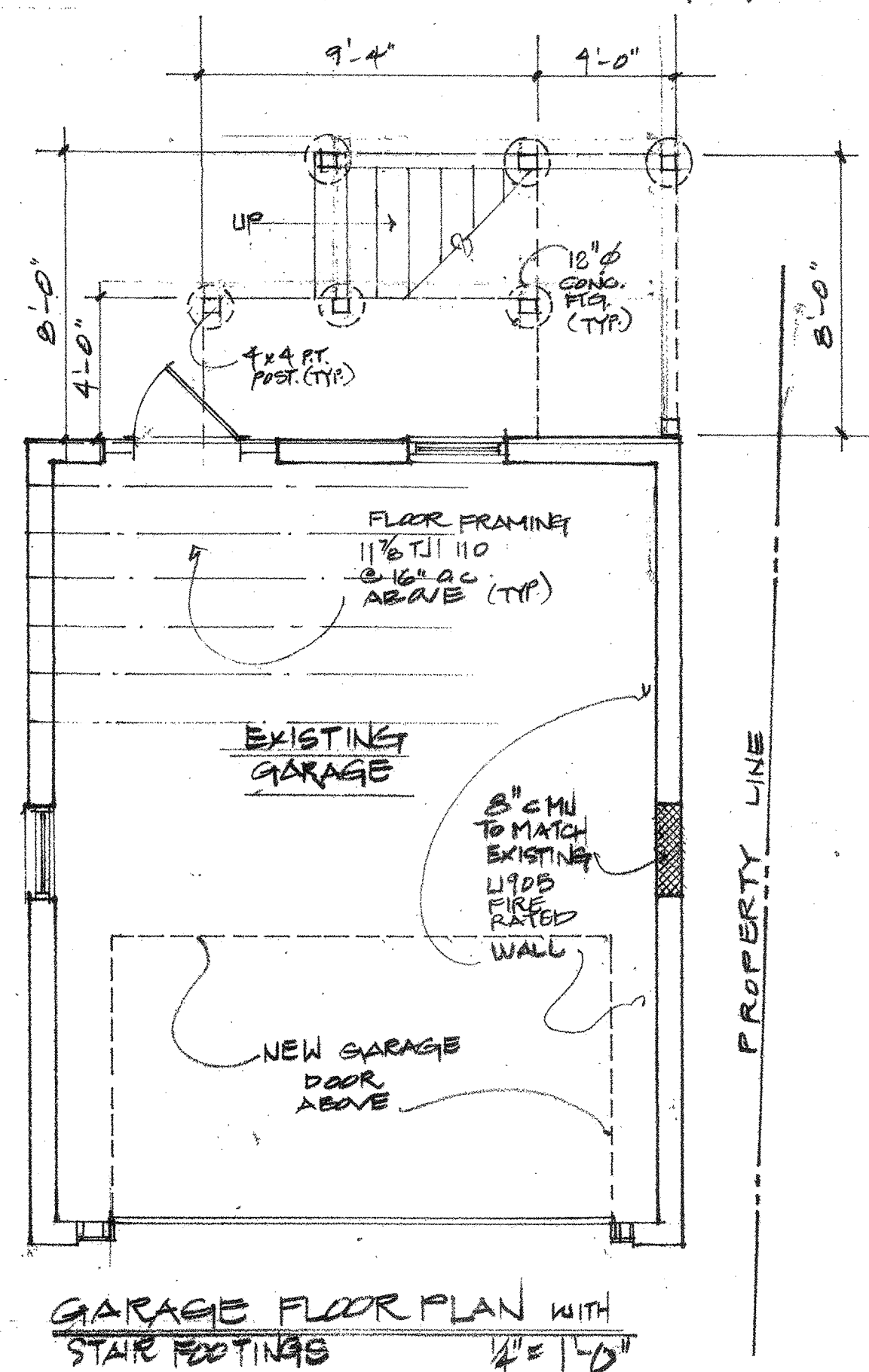
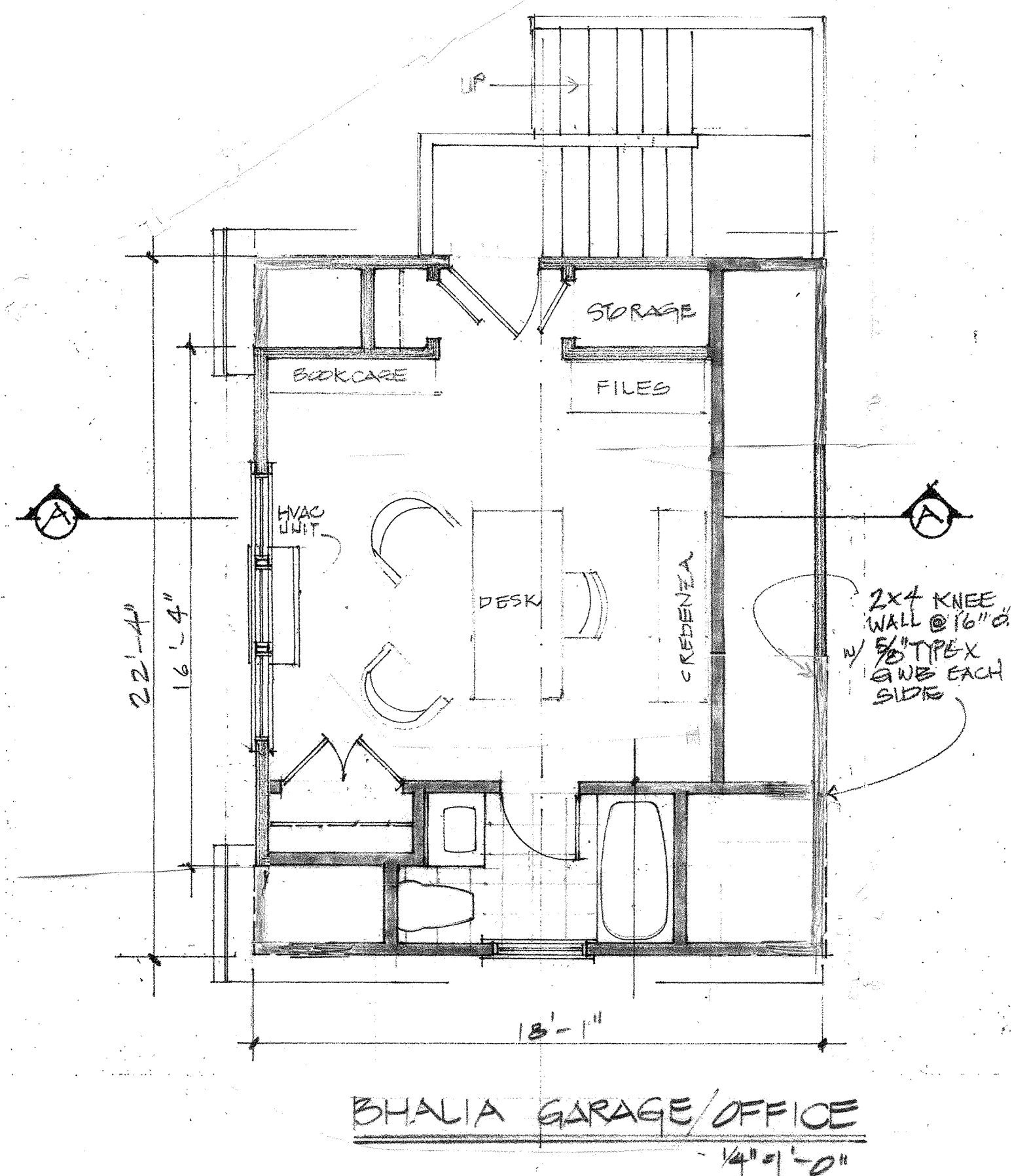
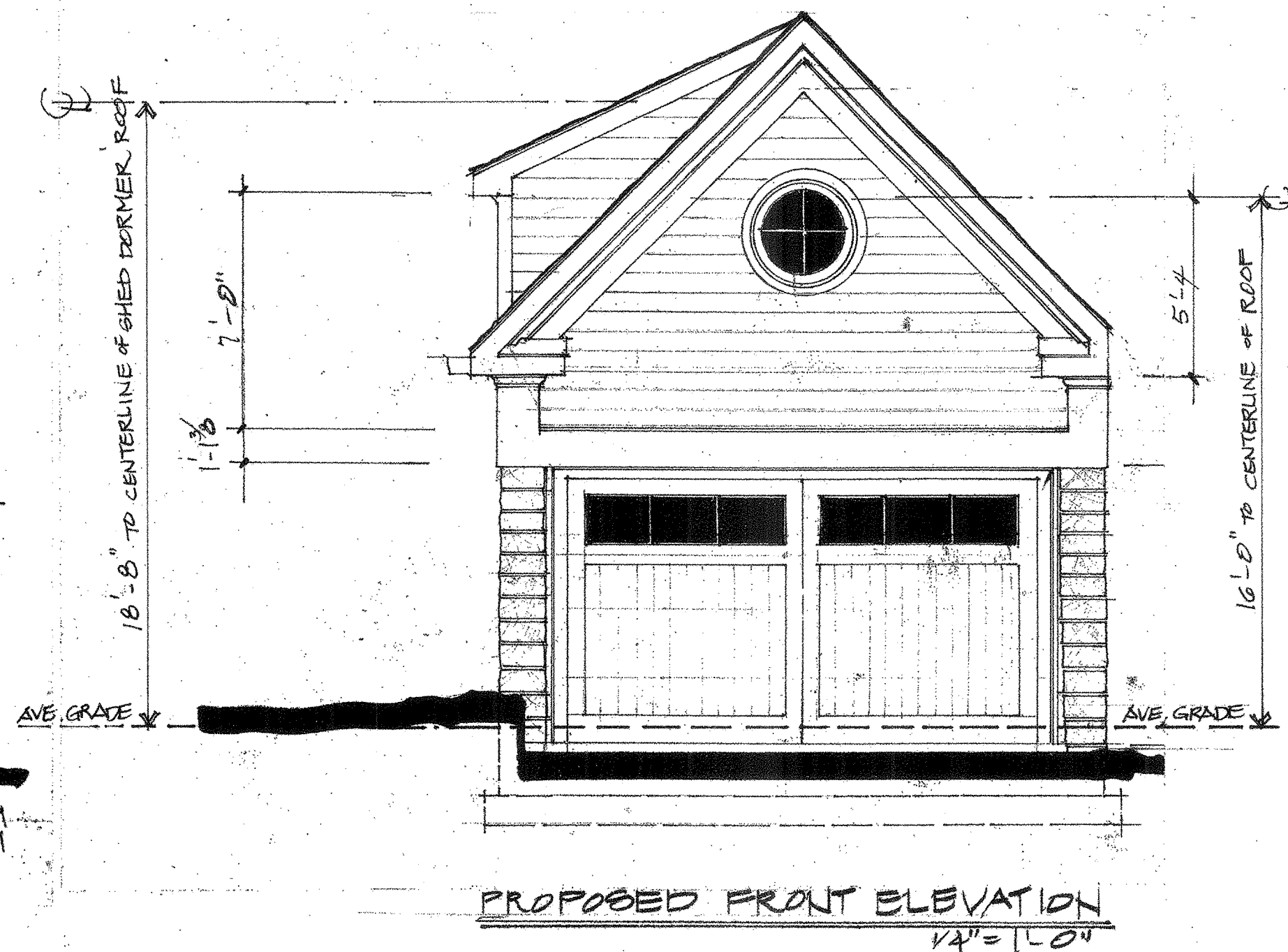
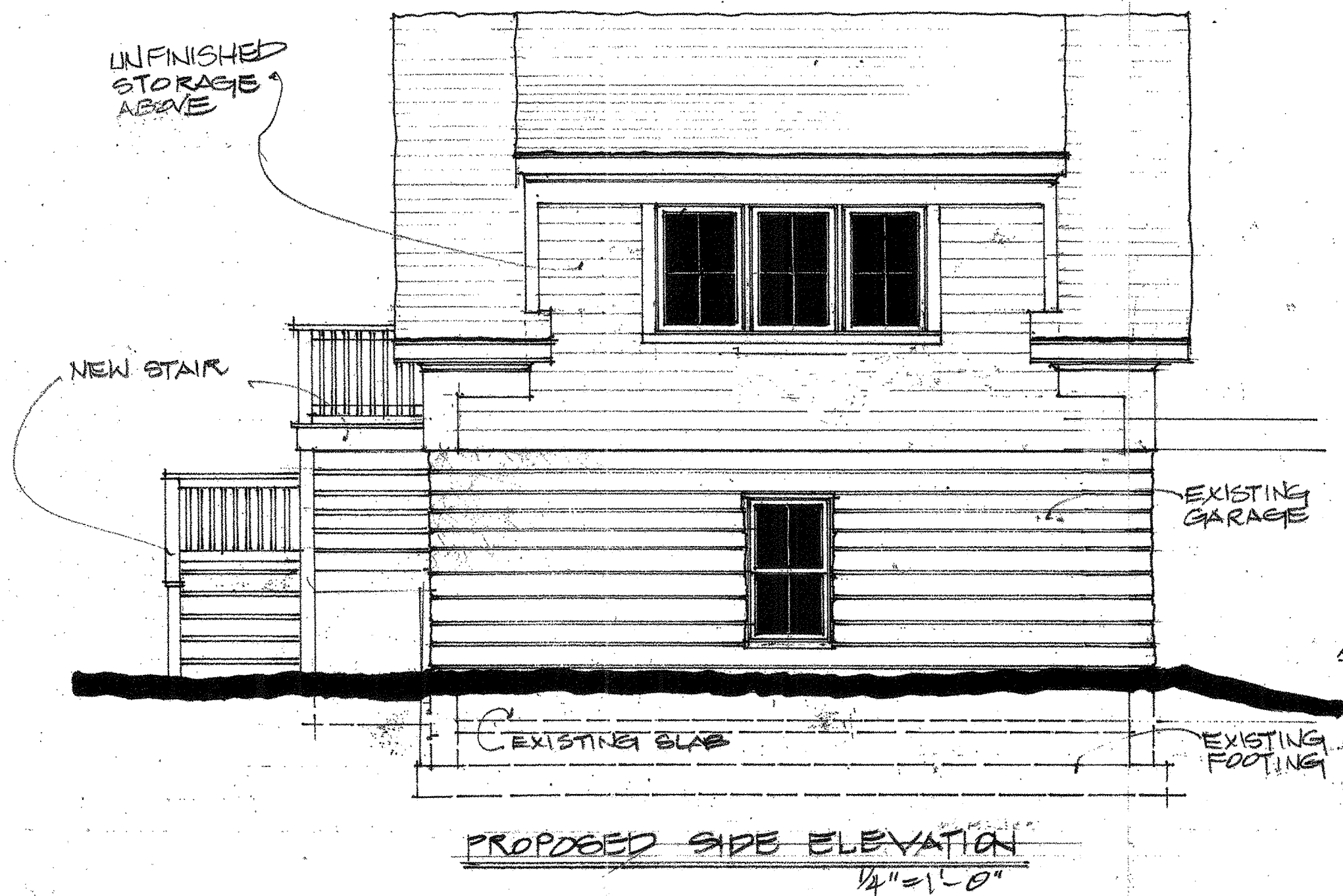
Beasley Architectural Group, LLC  
Architecture and Consulting  
7043 Bay Front Drive, Annapolis, Maryland 21403  
kimbeasleyarchitect.com  
703-962-7990

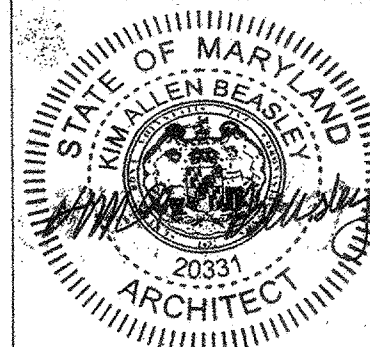


Sam Altruby  
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**Bhalla Residence**  
Residential Accessory Structure  
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2 of 3





**Beasley Architectural Group, LLC**  
Architecture and Consulting

7045 Bay Front Drive, Annapolis, Maryland 21403  
rbeasley@aol.com  
kimbeasleyarchitecture.com  
703-963-7390



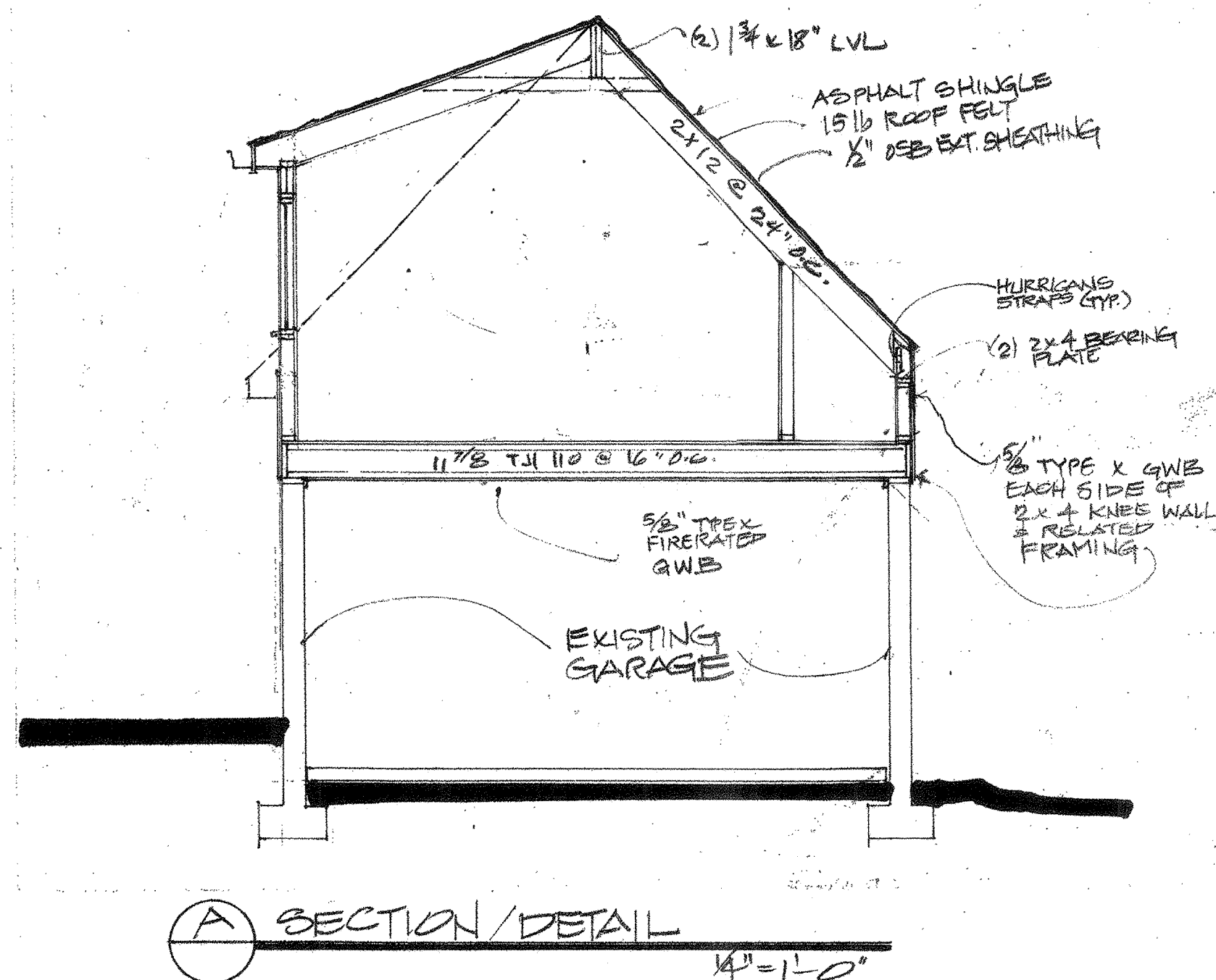
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President

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A-3

3 of 3

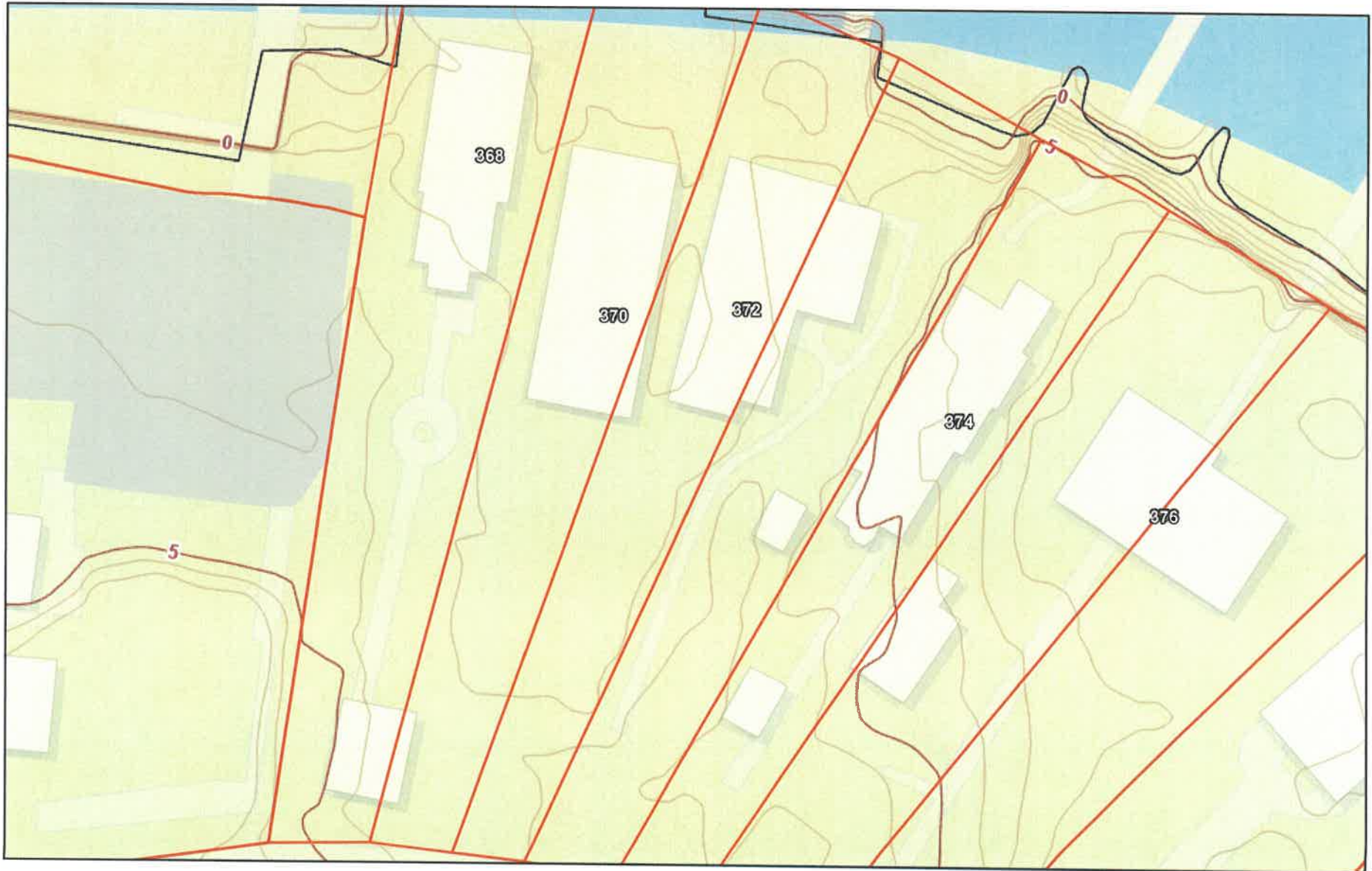


A SECTION / DETAIL

1/4" = 1'-0"



# Anne Arundel County Engineering Record Drawing and Monuments



10/27/2024, 10:18:42 AM

Topo\_2020    Intermediate    Address Points  
Index    County Boundary    Parcels

1:564  
0 0 0.01 0.01 mi  
0 0.01 0.01 0.02 km

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Anne Arundel County

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