

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

**APPLICANT:** 1055 Dorsey LLC

**ASSESSMENT DISTRICT:** 5

**CASE NUMBER:** 2025-0068-V

**COUNCIL DISTRICT:** 2

**HEARING DATE:** July 3, 2025

**PREPARED BY:** David Russell  
Planner

DR

**REQUEST**

The applicant is seeking a variance to allow a commercial principal structure with less setbacks than required for property located at 1055 Dorsey Road in Glen Burnie.

**LOCATION AND DESCRIPTION OF SITE**

The subject property consists of roughly 1.98 acres of land, identified as Lots 16, 17, and half of Lot 18 in the Glenbrook neighborhood, Parcel 64, Grid 16, Tax Map 9. The property is zoned W2 - Light Industrial District. It is improved with a single-story dwelling, constructed in 1940, and perimeter chainlink fence with screening.

**PROPOSAL**

The applicant proposes the renovation/conversion of the existing residential structure for commercial use purposes. The existing structure is currently as close as 44.5 feet from the front property line.

**REQUESTED VARIANCES**

§ 18-6-301 of the Anne Arundel County Zoning Ordinance requires buildings to be a minimum of 60 feet from the front lot line when abutting a divided principal arterial road. The proposed renovations will keep the existing building footprint, with the front facade remaining 44.5 feet from the property line, requiring a variance of 16 feet.

**FINDINGS**

The subject property, located at the southeast corner of Dorsey Road and Zachary Lane <sup>1</sup>, is a combination of three lots, creating an irregular shape, totaling roughly 1.98 acres - well above the W2 zone's 8,000 square foot minimum lot size. The property features roughly 215 feet of frontage onto Dorsey Road, a divided principal arterial road. The property is currently accessed from the western side property line, abutting Zachary Lane.

<sup>1</sup> The site plan refers to Zachary Lane as Elkridge Landing Road.

### Agency Comments

The **Health Department** has no objection to the variance request.

The **Maryland Department of Transportation (Maryland Aviation Association)** notes the applicant must file an Airport Zoning Permit with the Maryland Aviation Administration Office of Planning and Environmental Services as soon as possible.

The **Fire Marshal's Office** notes deference to the Office of Planning and Zoning and the Inspections and Permits Department.

### Variance Criteria

To be granted a variance it must be found that because of unique physical conditions, such as irregularity, narrowness or shallowness of lot size and shape or exceptional topographical conditions peculiar to and inherent in the particular lot, there is no reasonable possibility of developing the lot in strict conformance with this article; or, because of exceptional circumstances other than financial considerations, the grant of a variance is necessary to avoid practical difficulties or unnecessary hardship and to enable the applicant to develop the lot.

The existing structure was constructed in its current location in 1940. The building was originally constructed as a residential dwelling. Over time much of the surrounding area has transitioned to commercial uses, aligning with the current W2 zoning designation. Through review of County aerial imagery, the quarter-mile of Dorsey Road, west of the property, includes at least four businesses that appear to have converted residential buildings for commercial use. These businesses' principal structures are located 30 to 40 feet from Dorsey Road, significantly closer than the required 60 feet for a divided principal arterial road.

The applicant's proposal to renovate and reconfigure the dwelling for commercial use aligns with surrounding development patterns and is akin to in-kind replacement. The building location, footprint, area, height, width and length will all remain unchanged. However, the change in use from residential to commercial creates the need for a variance. Given the current development pattern, and the prohibition of residential development in W2, the property and associated structures must meet the necessary development requirements for commercial uses in the W2 zoning district.

Therefore, the request can be considered the minimum necessary to afford relief. As such, the granting of the variance would not alter the essential character of the neighborhood or district in which the lot is located, would not substantially impair the appropriate use or development of adjacent property, nor would it be detrimental to the public welfare.

### **RECOMMENDATION**

Based upon the standards set forth in § 18-16-305 of the Code under which a variance may be granted, this Office recommends approval of the requested variances to § 18-6-301 to allow a principal structure as close as 44 feet from the front lot line when abutting a divided principal arterial road.

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.



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 =88244 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 (05) 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

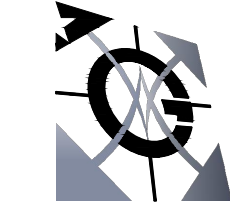
INDEX CONTOUR	_____ +10' 00" _____
EDGE OF PAVEMENT	_____ PROP. E/P _____
CURB & GUTTER	_____ CG-6 _____
PROJECT LIMIT PROPERTY LINE	_____ - - - - - _____
PROPERTY LINE	_____ - - - - - _____
FLOOD PLAIN	_____ ... .. _____
EASEMENT	_____ - - - - - _____
WATER LINE	_____ W 8" DIP W/L _____
SANITARY SEWER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

IV. HATCH PATTERN

	P/CP Permeable Interlocking Concrete Pavement
	FLOOD PLAIN
	PS Permanent 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				



EGP CONSULTING LLC  
www.egpconsult.us  
m@egpconsult.us

Engineer of Record

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 46238 - EXP. DATE 06/30/2027

1  
2

SEAL

Location:

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

Owner:

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

Project No.:

Proj14-2025

Issue Date:

February 2025

Designed :

M. ELFAWAL

Drawn :

M. ELFAWAL

Checked :

R01

Scale :

Sheet Name :

Lots 16, 17  
& Part of Lot 18  
COVER SHEET

Sheet No.:

CS

Sheet :

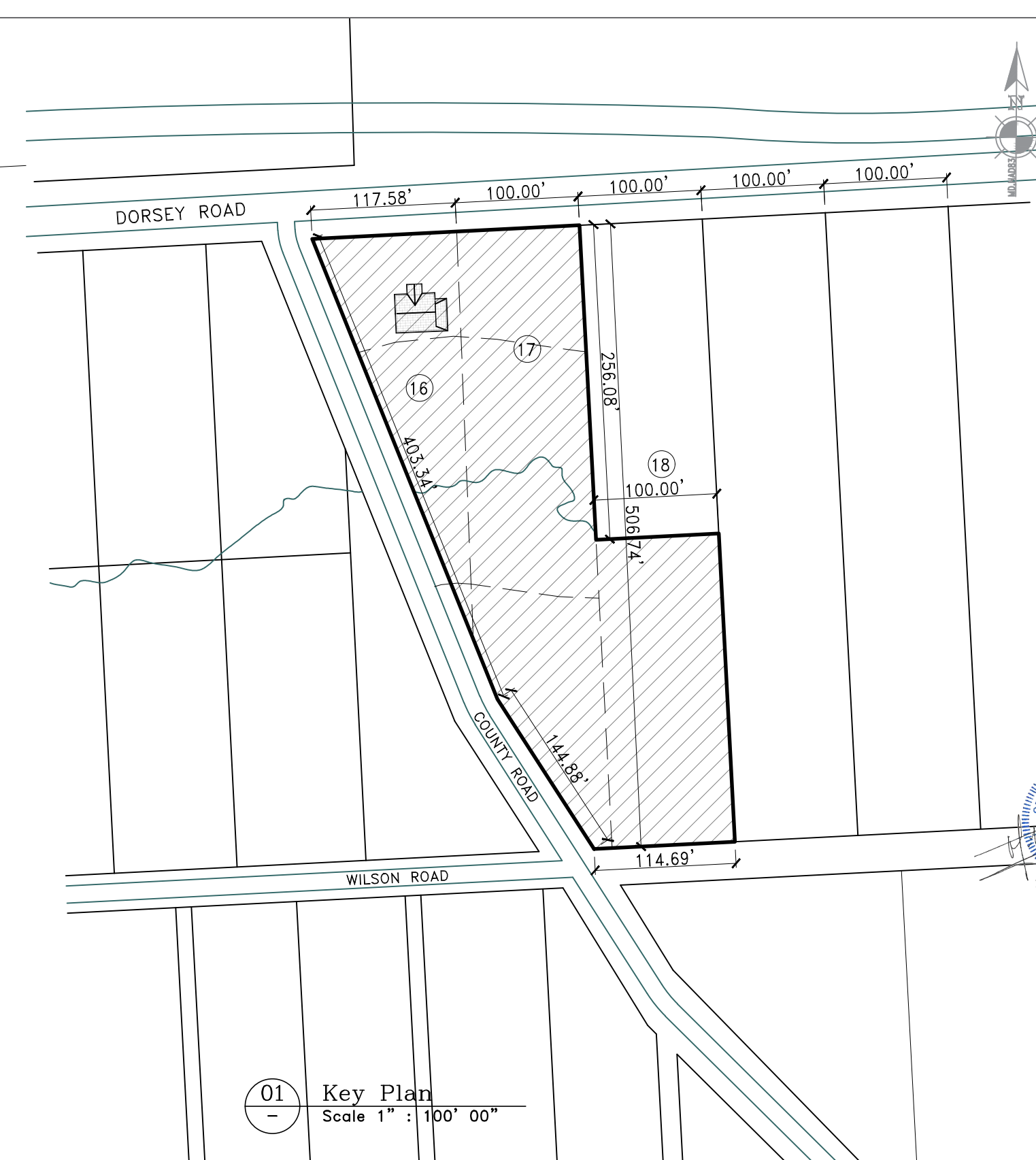
01

of 03

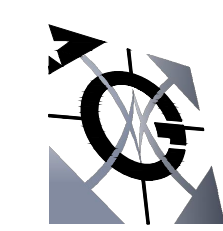




02 SITE PLAN (Existing)  
Scale 1" = 25' 00"  
0 10' 20' 50'



01 Key Plan  
Scale 1" = 100' 00"



EGP CONSULTING LLC  
www.egpconsult.us  
m@egpconsult.us

Engineer of Record

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE No. 46238- EXP. DATE 02-23-2027



SEAL

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

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

Project No.: Proj14-2025

Issue Date: February 2025

Designed : M. ELFAWAL

Drawn : M. ELFAWAL

Division : R01

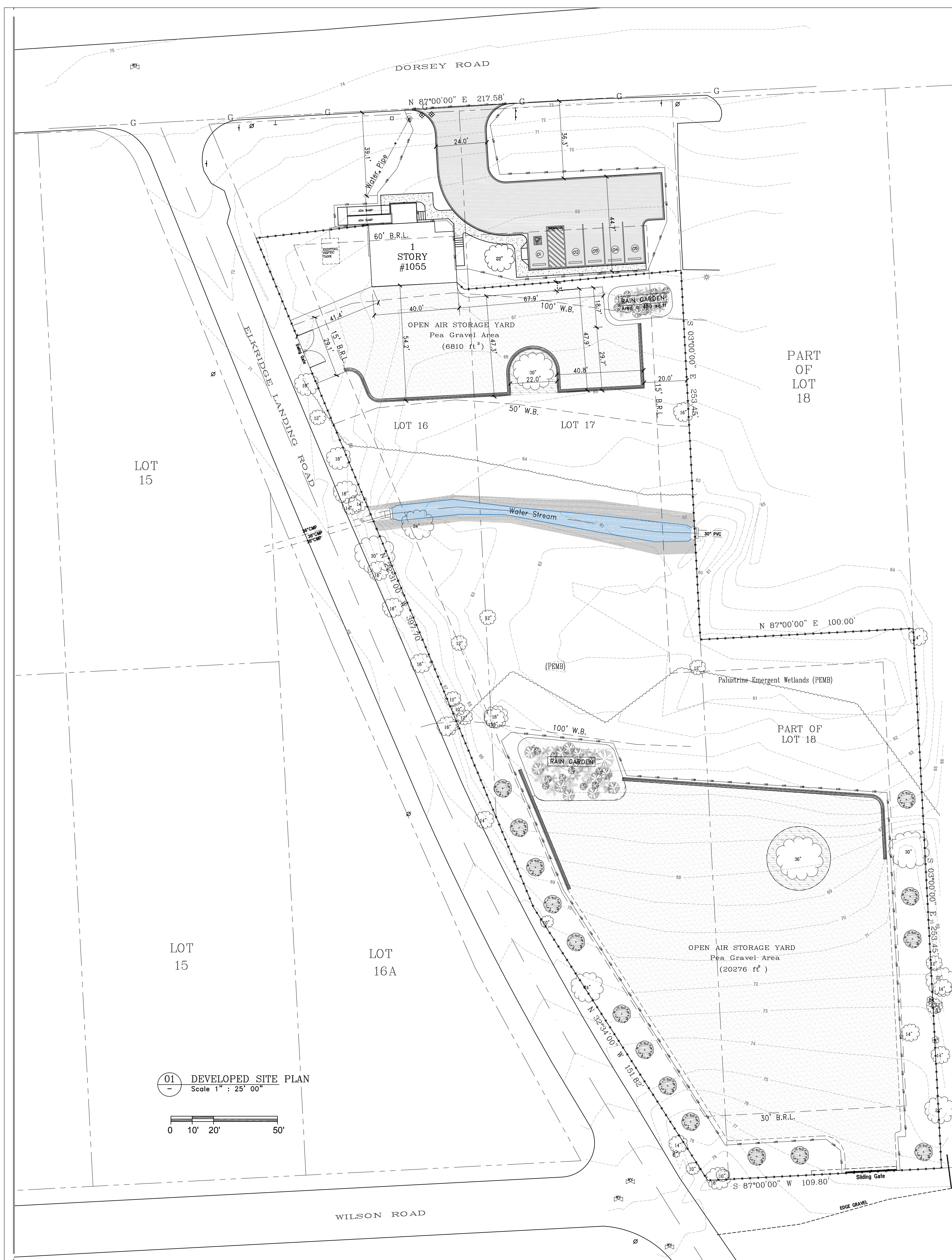
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Sheet Name :  
Lots 16, 17  
& Part of Lot 18  
EXISTING CONDITION

Sheet No.: C01

Sheet : 02 of 03

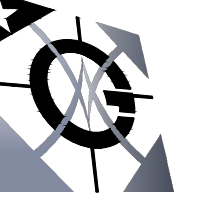




LOT 19

LOT 20






**CG POND**  
Consulting LLC  
www.cgpondconsulting.us  
info@cgpondconsulting.us

Engineer of Record

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE No. 46238- EXP. DATE 02-28-2027



SEAL

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

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

Project No.:  
Proj14-2025

Issue Date:  
February 2025

Designed by:  
M. ELFAWAL

Drawn by:  
M. ELFAWAL

Division:  
R01

Scale:  
1"

Sheet Name:  
Lots 16, 17 & Part of Lot 18  
PROPOSED  
DEVELOPED SITE PLAN

Sheet No.:  
C02

Sheet:  
03 of 03



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## **Explanation letter**

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

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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 ft<sup>2</sup> 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 ft<sup>2</sup> )
- 3- A building material storage area in the northern part of 6810 ft<sup>2</sup>.
- 4- A building material storage area in the southern part of 20276 ft<sup>2</sup>.

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)

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MOHAMED ELFAWAL (PE)  
MD license# 46238

Title-Rite Services, Inc.  
File No. ME235035  
Tax ID# 05-322-04820147, 05-322-04820148, 05-322-04820149

**This Deed**, made this 15<sup>th</sup> day of August, 2023, by and between Michael Melvin, tenancy of sole owner, party of the first part, Grantor; and 1055 Dorsey, LLC, a Maryland Limited Liability Company, party of the second part, Grantees.

## Witnesseth

**That for and in consideration** of the sum of Six-hundred fifty thousand and 00/100 (\$650,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said Grantees as, in fee simple, all that lot of ground situate in Anne Arundel County, Maryland and described as follows, that is to say:

Beginning for the first and being known and designated as Lots Nos. 16 and No. 17, as shown on the Plat entitled "Glenbrook", which Plat is recorded among the Land Records of Anne Arundel County in Plat Book No. 11, folio 16.

Beginning for the second on the northernmost side of Wilson Road as laid out 30 feet wide at a point distant north 87 degrees 00 minutes east 9.80 feet from the northeast side of Elkridge Landing Road as laid out 40 feet wide and running thence with the northernmost side of Wilson Road, north 87 degrees 00 minutes east 100.00 feet thence leaving the said road and running with the division line between Lot No. 18 and No. 19 as shown on the Plat of Glenbrook filed among the Land Records of Anne Arundel County in Plat Book No. 11, folio 16, 16 north 03 degrees 00 minutes west 253.45 feet thence leaving the said division line and running across the center of Lot No. 18 south 87 degrees 00 minutes west 100.00 feet to intersect the division line between Lot No. 17 and No. 18, thence running with the said last mentioned division line south 03 degrees 00 minutes west 253.45 feet to the place of beginning. Being the southernmost one-half of Lot No. 18 as shown on the aforesaid Plat of Glenbrook.

The improvements thereon being known as 1055 Dorsey Road, Glen Burnie, Maryland 21061

Tax ID Nos.: 05-322-04820147, 05-322-04820148 and 05-322-04820149.

Being the same property as conveyed to Michael Melvin by virtue of Deed dated June 6, 2018 and recorded among the Land Records of Anne Arundel County, Maryland in Liber 32242, folio 126.

ACCT. 5322.0482.0149  
5322.0482.0148  
5322.0482.0147  
ALL REQUIRED LIENS ARE PAID AS  
OF 10.9.23 A.A. COUNTY  
BY: [Signature]

LR - Deed (w Taxes)  
Recording only \$1220.00  
Name: 1055 Dorsey LLC  
Ref:  
LR - Deed (with Taxes)  
Surcharge 40.00  
LR - Deed State  
Transfer Tax 3,250.00  
LR - MR Tax - 1kd 0.00  
Subtotal: 3,310.00  
Total: 3,485.00  
10/10/2023 11:37  
#17617183 CC0501 -  
Anne Arundel  
County/CC05.01.10 -  
Register 10

10/09/23 02:10 PM C 0002 R 0002  
Val #: 0002-259243 \$6,500.00  
County Transfer Tax

5350  
6500


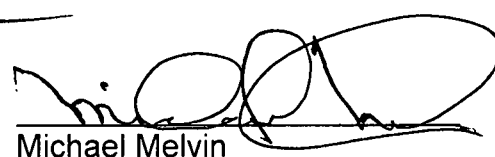
**Together** with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

**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 Grantees, in fee simple.

**And** the said party of the first part covenant that he has not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed; that Grantor warrants specially the property hereby granted, and that he will execute such further assurances of the same as may be requisite.

**As Witness** the hand and seal of the said Grantor the day and year first above written.

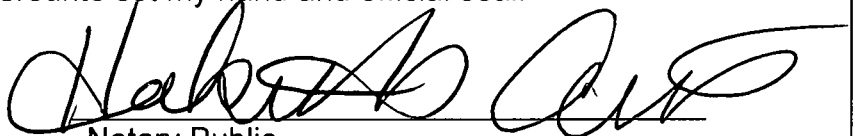
WITNESS:

   
Michael Melvin

STATE OF MARYLAND, COUNTY OF Anne Arundel, to wit:

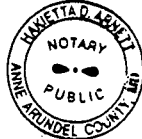
I hereby certify that on this 15<sup>th</sup> day of August, 2023, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Michael Melvin, the Grantor herein, known to me (or satisfactorily proven) to be the person whose name are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be his 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: \_\_\_\_\_



Hakletta D. Arnett  
NOTARY PUBLIC  
Anne Arundel County  
State of Maryland  
My Commission Expires  
March 02, 2026



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.

A handwritten signature in black ink, appearing to read 'Gary A. Damico', with a stylized flourish at the end.

Gary A. Damico, CPF #1312170195

AFTER RECORDING, PLEASE RETURN TO:  
Title-Rite Services, Inc.  
2288 Blue Water Blvd., ste 325  
Odenton, MD 21113

**MARYLAND  
FORM  
WH-AR**
**Certification of Exemption from Withholding Upon  
Disposition of Maryland Real Estate Affidavit of  
Residence or Principal Residence**
**2023**

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 Michael Melvin

**2. Description of Property** (Street address. If no address is available, include county, district, subdistrict and lot numbers).

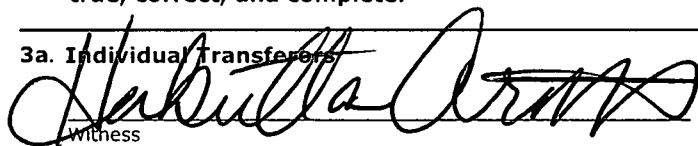
1055 Dorsey Road, Glen Burnie, MD 21061 Glen Burnie, MD 21061

**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 

Michael Melvin  
Name

Signature

8-15-23  
\*\*Date

**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.

01/22

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 39990, p. 0272, MSA\_CE59\_40432. Date available 10/18/2023. Printed 05/06/2025.

State of Maryland Land Instrument Intake Sheet BOOK: 39990 PAGE: 272 <input type="checkbox"/> Baltimore City <input checked="" type="checkbox"/> County: <u>Anne Arundel</u> 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	<input checked="" type="checkbox"/> Check Box if addendum Intake Form is Attached.) <input checked="" type="checkbox"/> Deed <input type="checkbox"/> Mortgage <input checked="" type="checkbox"/> Other <u>Assign. of Rents</u> <input type="checkbox"/> Other _____ <input checked="" type="checkbox"/> Deed of Trust <input type="checkbox"/> Lease <input type="checkbox"/> _____ <input type="checkbox"/> _____									
2	Conveyance Type Check Box	<input checked="" type="checkbox"/> Improved Sale <input type="checkbox"/> Unimproved Sale <input type="checkbox"/> Multiple Accounts <input type="checkbox"/> Not an Arms- Arms-Length (1)    Arms-Length (2)    Arms-Length (3)    Length Sale (9)									
3	Tax Exemptions (if applicable)	Recordation State Transfer County Transfer									
Cite or Explain Authority											
4	Consideration and Tax Calculations	Consideration Amount				Finance Office Use Only Transfer and Recordation Tax Consideration					
Purchase Price/Consideration		\$650,000.00				Transfer Tax Consideration    \$					
Any New Mortgage		\$837,207.00				X (    )%    =    \$					
Balance of Existing Mortgage		\$0.00				Less Exemption Amount    -    \$					
Other:		\$				Total Transfer Tax    =    \$					
Other:		\$				Recordation Tax Consideration    \$					
Full Cash Value:		\$				X (    ) per \$500    =    \$					
5	Fees	Amount of Fees		Doc. 1		Doc. 2		Agent:			
Recording Charge		\$20.00		\$20.00				Tax Bill:    -			
Surcharge		\$40.00		\$40.00				"    "			
State Recordation Tax		\$4,550.00		\$1995.00				C. B. Credit:    -			
State Transfer Tax		\$3,250.00		\$				Ag. Tax/Other:    -			
County Transfer Tax		\$6,500.00		\$							
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	
			05-322-04820147, 05-322-04820148, 05-322-04820149						0064	<input type="checkbox"/> (5)	
Subdivision Name		Lot (3a)		Block (3b)		Sect/AR (3c)		Plat Ref.	SqFt/Acreage(4)		
Glenbrook		16						0011/0016	\$0.00		
Location/Address of Property Being Conveyed (2)											
1055 Dorsey Road, Glen Burnie, MD 21061											
Other Property Identifiers (if applicable)								Water Meter Account No.			
Residential <input checked="" type="checkbox"/> or Non-Residential <input type="checkbox"/>				Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount:							
Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				Description/Amt. of SqFt/Acreage Transferred:							
If Partial Conveyance, List Improvements Conveyed:											
7	Transferred From	Doc. 1 - Grantor(s) Name(s)				Doc. 2 - Grantor(s) Name(s)					
		Michael Melvin				1055 Dorsey, LLC					
		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)					
		1055 Dorsey, LLC				Patrick Cole, Trustee					
		New Owner's (Grantee) Mailing Address									
	2065 Montevideo Road Jessup, MD 20794										
9	Other Names to Be Indexed	Doc. 1 - Additional Names to be Indexed (Optional)				Doc. 2 - Additional Names to be Indexed (Optional)					
						FIRST- CITIZENS BANK & TRUST COMPANY					
10	Contact/Mail Information	Instrument Submitted By or Contact Person								<input checked="" type="checkbox"/> Return to Contact Person	
		Name: Jennifer Lader								<input type="checkbox"/> Hold for Pickup	
		Firm: Title-Rite Services, Inc.								<input type="checkbox"/> Return Address Provided	
		Address: 2288 Blue Water Blvd., ste 325, Odenton, MD 21113 Phone: 301-858-9212									
11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER											
Assessment Information		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Will the property being conveyed be the grantee's principal residence?									
		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Does transfer include personal property? If yes, identify: _____									
		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).									
Assessment Use Only - Do Not Write Below This Line											
<input type="checkbox"/> Terminal Verification		<input type="checkbox"/> Agricultural Verification		<input type="checkbox"/> Whole		<input type="checkbox"/> Part		<input type="checkbox"/> 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:											



State of Maryland Land Instrument Intake Sheet

☐ Baltimore City    ☐ County: Anne Arundel

*The addendum form should be used when one transaction involves more than two instruments.  
Each instrument should be itemized in accordance with Section No. 1 of the Intake Sheet.*

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

5	(Continued) Fees	Amount of Fees	Doc. 3	Doc. 4	Doc. 5	Doc. 6
		Recording Charge	\$20.00	\$	\$	\$
		Surcharge	\$40.00	\$	\$	\$
		State Recordation Tax	\$	\$	\$	\$
		State Transfer Tax	\$	\$	\$	\$
		County Transfer Tax	\$	\$	\$	\$
		Other	\$	\$	\$	\$
		Other	\$	\$	\$	\$
7	(Continued) Transferred From	Doc. 3 - Grantor(s) Name(s)			Doc. 4 - Grantor(s) Name(s)	
		1055 Dorsey LLC				
		Doc. 5 - Grantor(s) Name(s)			Doc. 6 - Grantor(s) Name(s)	
		Doc. 3 - Owner(s) of Record, if Different from Grantor(s)			Doc. 4 - Owner(s) of Record, if Different from Grantor(s)	
		Doc. 5 - Owner(s) of Record, if Different from Grantor(s)			Doc. 6 - Owner(s) of Record, if Different from Grantor(s)	
8	(Continued) Transferred To	Doc. 3 - Grantee(s) Name(s)			Doc. 4 - Grantee(s) Name(s)	
		First-Citizens Band & Trust Company				
		Doc. 5 - Grantee(s) Name(s)			Doc. 6 - Grantee(s) Name(s)	
9	(Continued) Other Names to be Indexed	Doc. 3 - Additional Names to be Indexed (Optional)			Doc. 4 - Additional Names to be Indexed (Optional)	
		Doc. 5 - Additional Names to be Indexed (Optional)			Doc. 6 - Additional Names to be Indexed (Optional)	
Special Instructions	Special Recording Instructions (if any)					

# Attachment(01)



## Sheet Name :

Lots 16, 17 & Part of Lot 18  
PRE-DEVELOPED SITE PLAN  
(BEFORE VIOLATION)

Scale 1" : 60' 00"

## Owner:

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

## Location:

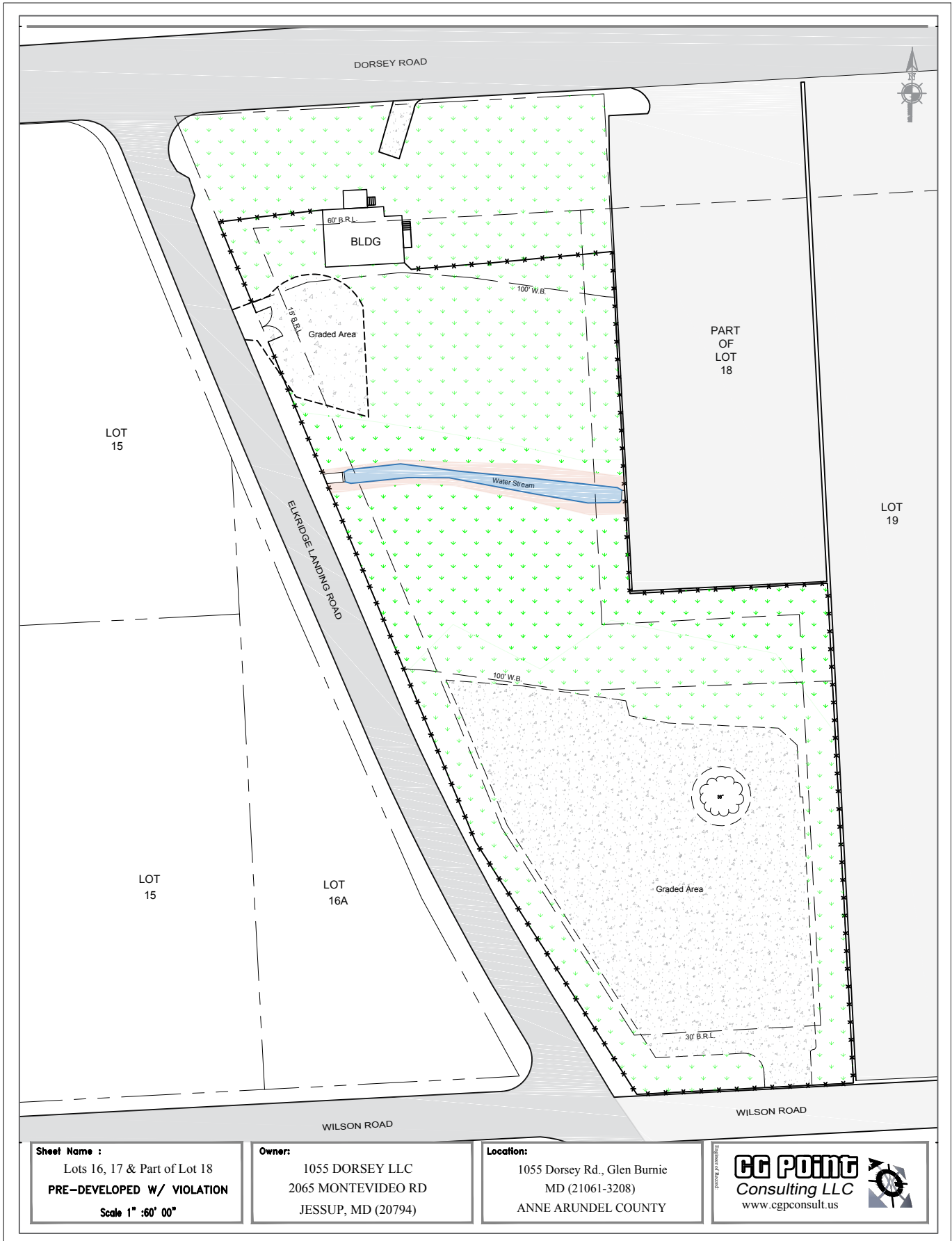
1055 Dorsey Rd., Glen Burnie  
MD (21061-3208)  
ANNE ARUNDEL COUNTY

Registered Professional Engineer

**CG POINT**  
Consulting LLC  
www.cgconsult.us



# Attachment(02)



**Sheet Name :**

Lots 16, 17 & Part of Lot 18  
**PRE-DEVELOPED W/ VIOLATION**  
 Scale 1" :60' 00"

**Owner:**

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

**Location:**

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

**CG POINT**  
 Consulting LLC  
 www.cgconsult.us

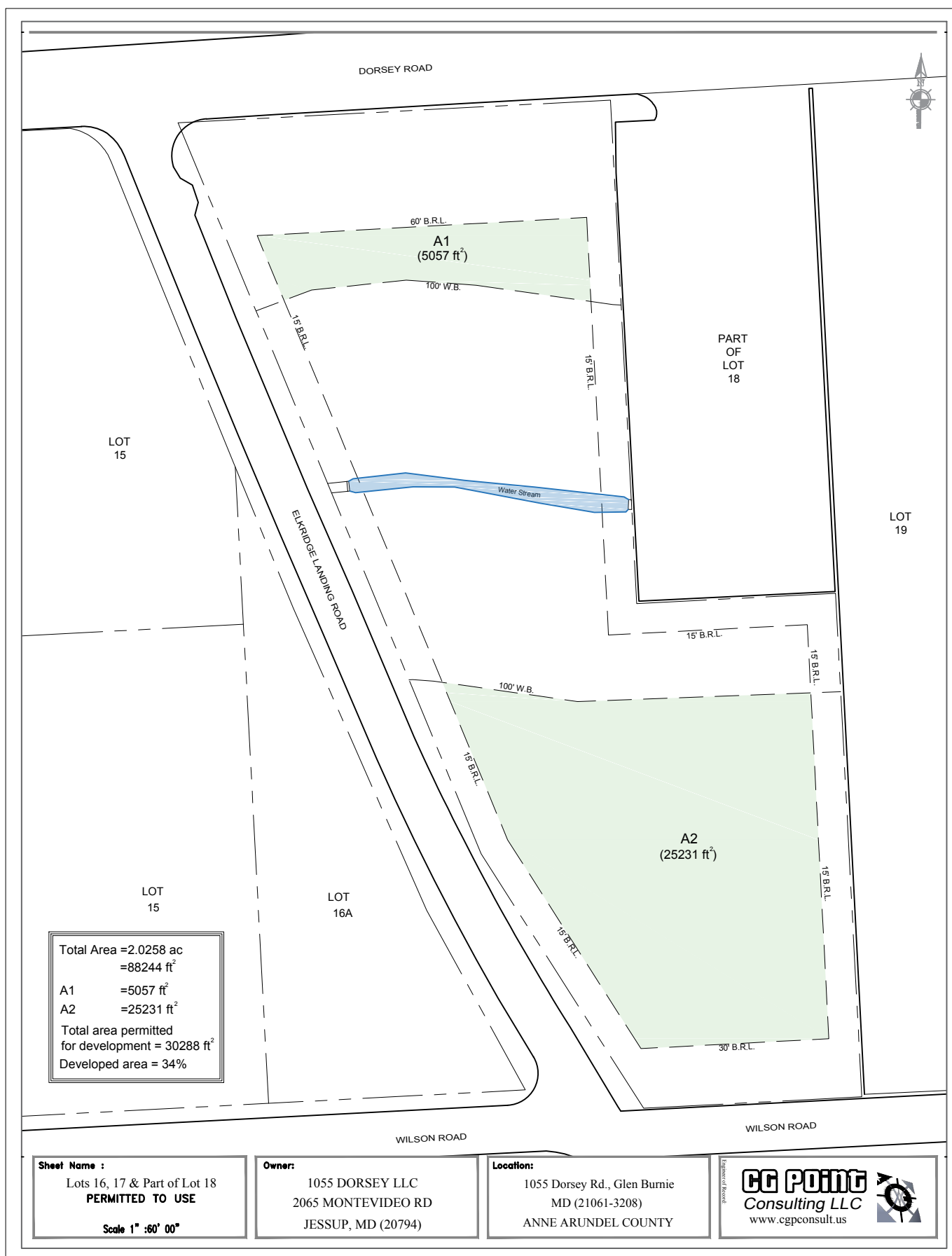




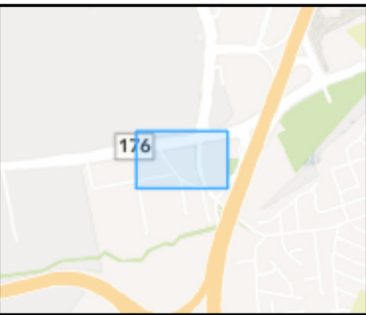
# Attachment(03)



## Attachment(04)



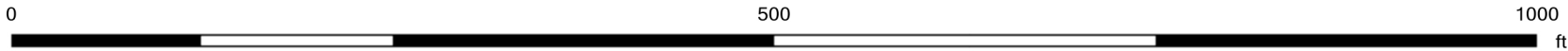




Legend

- Foundation
- Addressing
- Parcels
- City of Annapolis Parcels

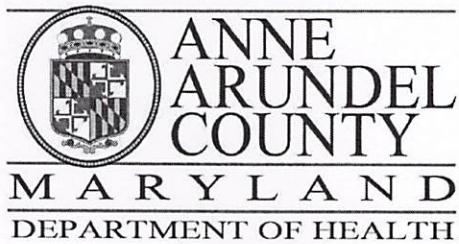
Notes



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





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: May 23, 2025

RE: 1055 Dorsey, LLC.  
1055 Dorsey Road  
Glen Burnie, MD 21061

NUMBER: 2025-0068-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow change of single family house to office building and develop the property to be an open-air storage for construction materials.

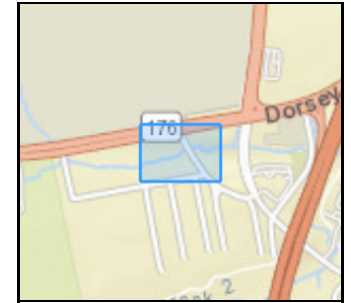
The Health Department has no objections to the above referenced variance request.

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

cc: Sterling Seay



# 1055 Dorsey Rd



## Legend

Foundation

Addressing



Parcels



Parcels - Annapolis City



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Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Nearmap



0 100 200  
ft



THIS MAP IS NOT TO BE  
USED FOR NAVIGATION

Notes