

06 June 2025

ANNE ARUNDEL COUNTY
DEPT. OF PLANNING & CODE ENFORCEMENT
Heritage Office Complex - 2662 Riva Road
Annapolis, MD 21401

SUBJECT: 1363 MCDONALD ROAD
Shady Side, MD, 20764
Part Lot 19; McDonald Subdivision
VARIANCE: ACCESSORY STRUCTURE/FRONT & SIDE SETBACKS


The subject non-conforming property, located across the road from the principal residence, comprises an area of 3,562 Sq.Ft and includes a 16' x 20' non-conforming garage. Existing setbacks are as follows 27' front, 4' & 9' sides & 70' rear. The site is Zoned R-1, in the LDA critical area and not in a Flood Zone.

A previous permit to replace the dilapidated structure was approved via B02276599. Due to circumstances, construction was not completed and the permit expired. Upon resubmittal (B02436084) comments dictated a variance to the general provisions. Since the variance process must be navigated and keeping the same footprint, we would like to add 2' in ceiling height (9' proposed) for better storage. This necessitates additional setback variances per bulk regulations. Based on the above, variances per Art. 18-2-204(c) & 18-4-501 are required. Therefore, a Variance to have an accessory on a non adjacent lot, along with setback variances of 23' front & 11' & 6' side is hereby requested and is believed well justified by the following:

- o The circa 1945 storage garage was built prior to existence of the zoning regulations. Strict enforcement of the current ordinance would prohibit any replacement. The additional 2' in height produces minimal intensification of it's current non-conformance.
- o Due to it's long existence, the replacement garage will not be out of the existing character of the neighborhood.
- o Other than requested variances, this proposal meets all other setback & critical area criteria.
- o The proposal is in the same footprint and will be in harmony with neighborhood character. The variance being requested are believed to afford the minimum code relief needed.

Based upon the above, it is hereby requested that this variance be granted. Should there be a need for additional information, please contact me at (443) 386-5081.

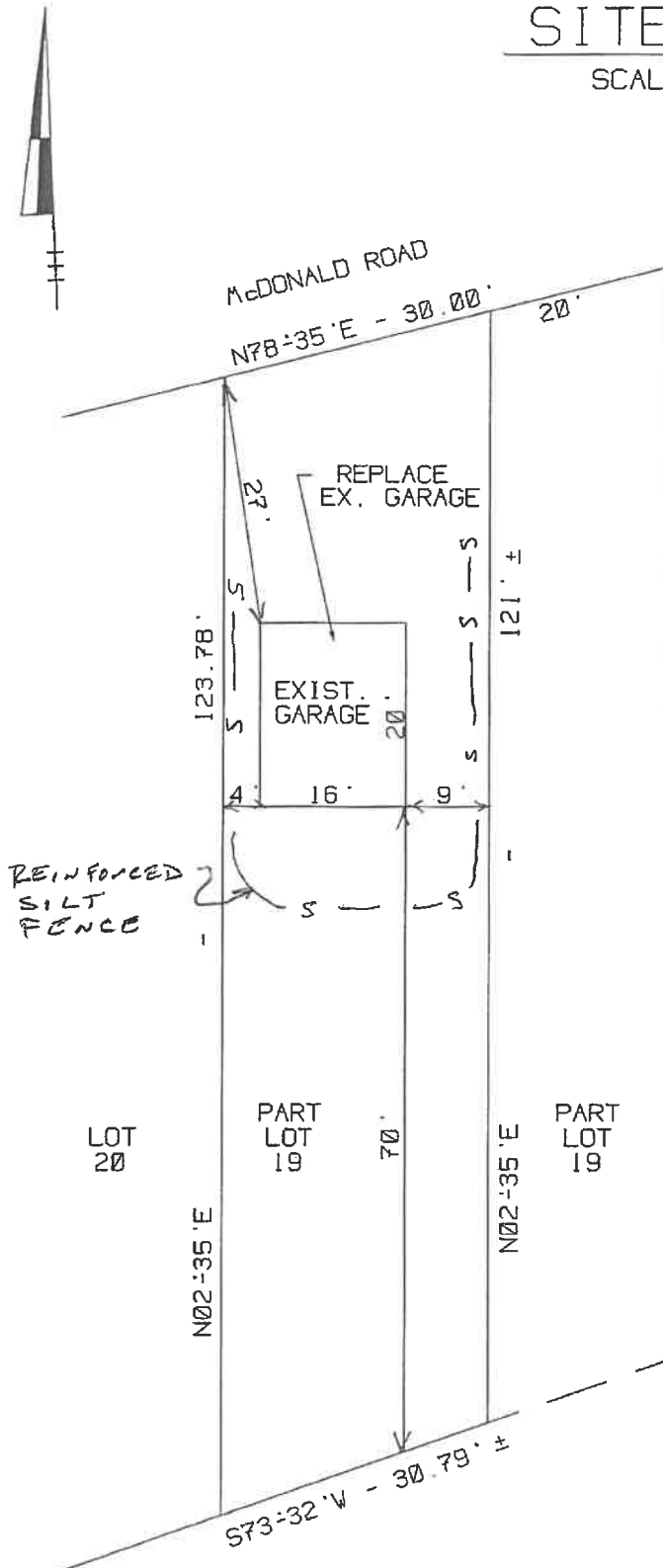
Respectfully,


Lee Goodman

SITE PLAN

Permit No: B02436084

SCALE: 1"=20'



IMPERVIOUS TABULATIONS

EX. IMPERVIOUS
EX. GARAGE = 320 SQ.FT
TOTAL = 320 SQ.FT
OR 08.9%

PROPOSED IMPERVIOUS = 0 SQ.FT

GARAGE REPLACEMENT WILL COMPLY
WITH ART. 18-15-102(C)

NOTES:

1. SITE AREA: 3.562 SQ.FT OR 0.08 Ac
2. ZONING: R-1
3. SETBACKS: FRONT: 50' REAR: 15'
ACC. SIDE: 15'
4. CRITICAL AREA: LDA
5. EX. GARAGE HEIGHT: 12'
6. REPLACEMENT GARAGE HEIGHT: 13.5'
7. PROPOSED FLOOR AREA: 0 SQ.FT
8. FEMA ZONE: N/A

OWNER INFO:

LEE & MINA GOODMAN
6104 MAYWOOD AVENUE
BALTIMORE, MD 21209
PHONE: 443-386-5081

CONTRACTOR INFO:

COLONIAL REMODELING
P.O. BOX 485
SHADY SIDE, MD 20764
PHONE: 410-320-4436

VARIANCE REQUESTS

1. 18-2-204(c) - ACCESSORY ON DIFFERENT LOT
1. 18-4-501 - 23' FRONT SETBACK
11'6" SIDE SETBACK

MCDONALD SUBDIVISION

PART LOT 19
1363 McDONALD ROAD
SHADY SIDE, MD 20764
TAX ID# 7-518-01289400

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
69	44		PT 19	

FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
General Project Information

Tax ID: 7-518-01289400

Project Name (site name, subdivision name, or other) McDonald Subdivision

Project location/Address 1363 McDonald Road

City SHADY SIDE Zip 20764

Local case number

Applicant: Last name GOODMAN First name LEE

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: REPLACE EX. STORAGE GARAGE

REQUESTING VARIANCE TO HAVE ACCESSORY STRUCTURE ON DIFF. LOT

REQUESTING 23' FRONT & 11' & 6' SIDE SETBACK VARIANCE

Intra-Family Transfer ☐
Grandfathered Lot ☒

Growth Allocation ☐
Buffer Exemption Area ☐

Project Type (check all that apply)

Commercial ☐
Consistency Report ☐
Industrial ☐
Institutional ☐
Mixed Use ☐
Other ☒ GARAGE REPLACEMENT

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

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft
IDA Area		
LDA Area	<u>0.08</u>	<u>3562</u>
RCA Area		
Total Area		

Total Disturbed Area

Acres	Sq Ft
<u>0.0007</u>	<u>320</u>

of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	<u>0.23</u>	<u>1000</u>	Existing Lot Coverage	<u>0.0007</u>	<u>320</u>
Created Forest/Woodland/Trees			New Lot Coverage	<u>0</u>	<u>0</u>
Removed Forest/Woodland/Trees	<u>0</u>	<u>0</u>	Removed Lot Coverage		
			Total Lot Coverage	<u>0.0007</u>	<u>320</u>

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance	<u>0</u>	<u>0</u>	Buffer Forest Clearing	<u>0</u>	<u>0</u>
Non-Buffer Disturbance	<u>0.0007</u>	<u>320</u>	Mitigation	<u>0</u>	<u>0</u>

Variance Type

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

ACCESSORY
STRUCTURE ON
DIFF. LOT

Structure

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

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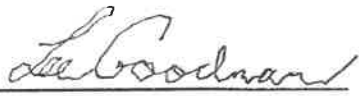
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VARIANCE: ACCESSORY STRUCTURE/FRONT & SIDE SETBACKS
CRITICAL AREA REPORT

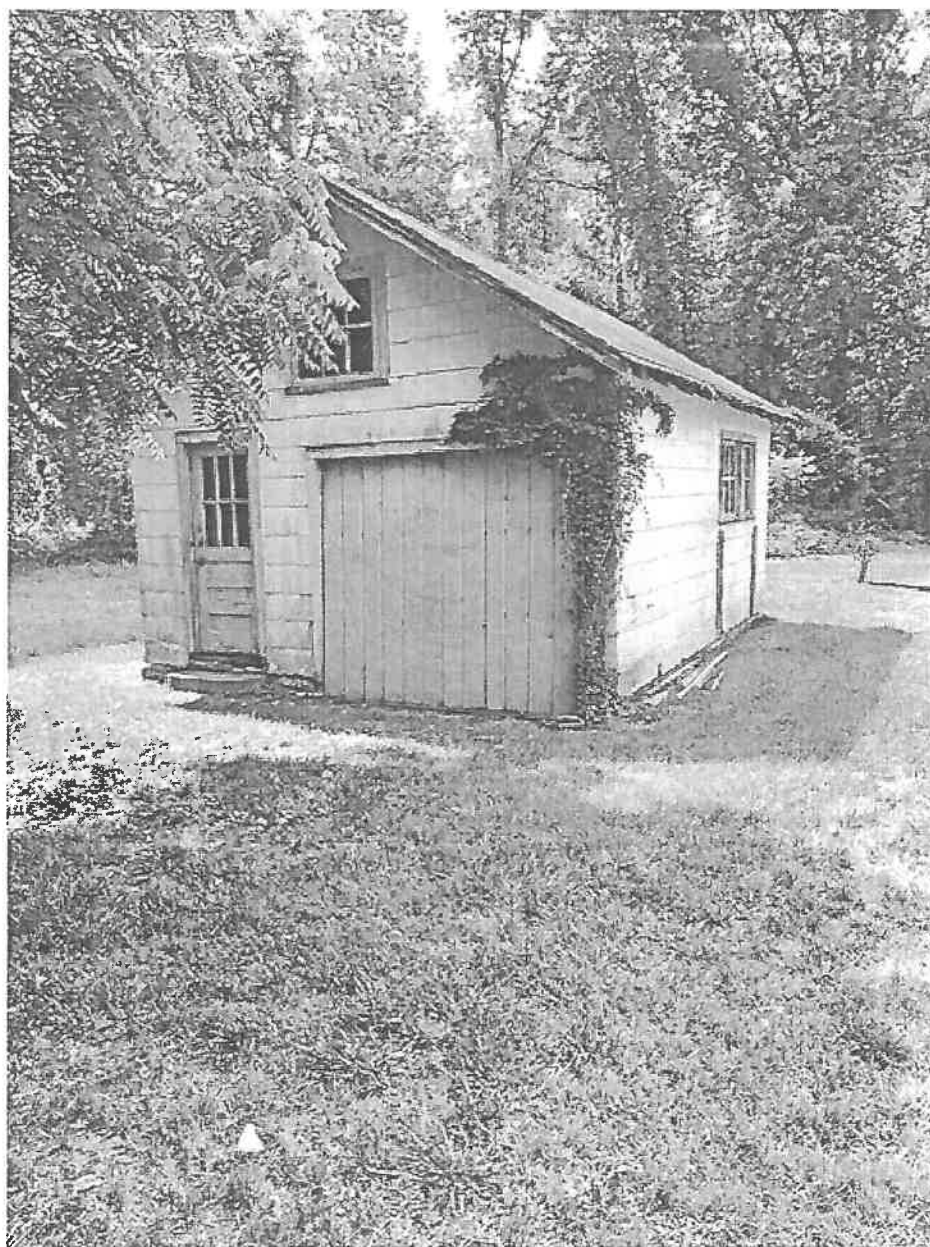
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The existing lot is currently being maintained as a lawn. The existing garage to be replaced comprises 320 sq.ft (0.89% of site area. No additional lot coverage is proposed. The proposal does not require removal of any trees.

Respectfully,


Lee Goodman



1363 McDONALD RD
SUBJECT REPLACEMENT

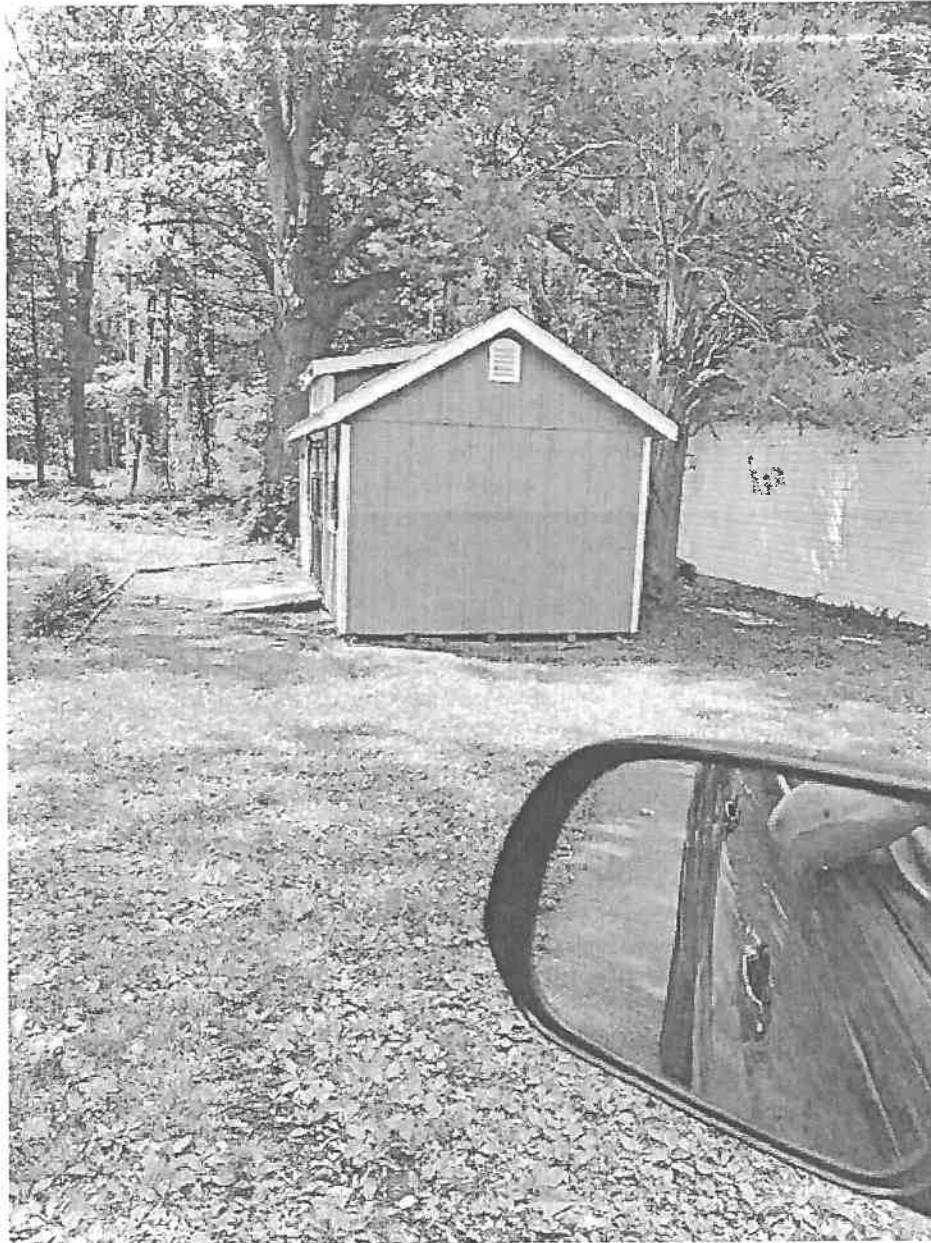


1364 McDONALD ROAD
LOT 18 (ACROSS FROM PRINCIPAL RES.)

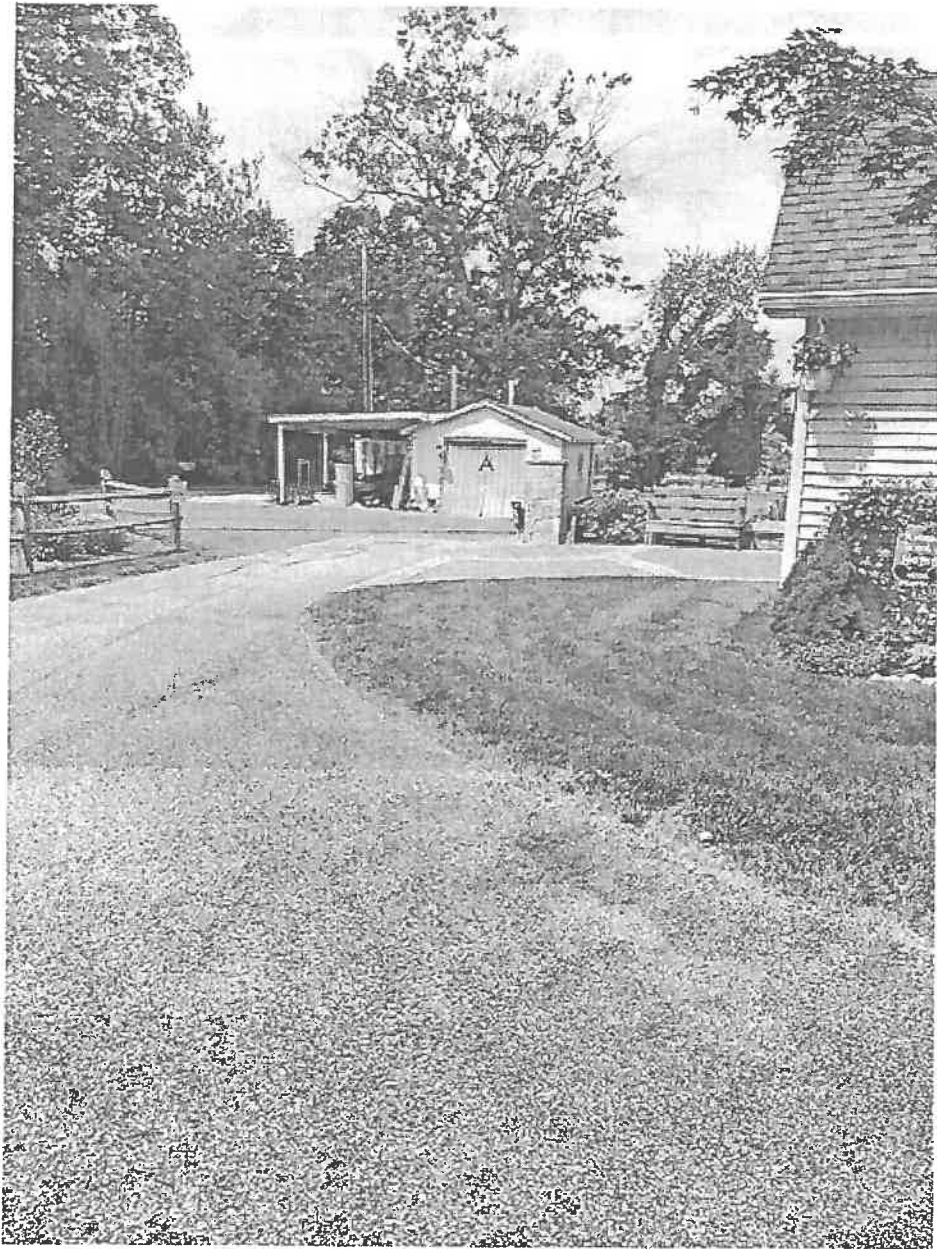


8x10±
SHED

1367 McDONALD RD



1367 McDonald Road



1352 McDonald Road

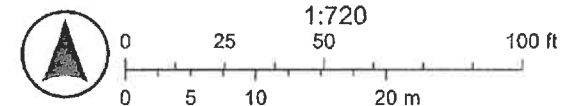
Anne Arundel County Engineering Record Drawing and Monuments



6/9/2025, 11:10:11 AM

- | | | | | |
|-------------------|------------------|------------------|-------------------|--------------|
| ○ Address Points | ● Sewer Manholes | Topo_2023 | □ County Boundary | ■ Blue: Blue |
| □ Parcels | — Sewer Mains | — Index | 2024 Photos | |
| ■ Sewer Cleanouts | — Gravity | — Intermediate | ■ Red: Red | |
| | — Sewer Service | Local Road Label | ■ Green: Green | |

1" = 50'



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Anne Arundel County

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