

Anne Arundel County

Attn: Zoning Administration/Variance

Applicant/Property Owner:

Richard Kaschner

522 Sylview Dr.

Pasadena, MD 21122

Letter of Explanation for variance application

I am requesting a variance in reference to the placement of my shed on my property. I learned that the setback requirements state the shed must sit 7 feet from the side and rear of the property lines. The shed that I had started constructing in November 2024 was constructed in the same footprint as the shed I had to remove that was damaged from trees falling onto it and erosion. The newly constructed shed is 12ft.x16ft. with a height of 12ft at the peak. The shed that was replaced was there when we purchased the home in 2013. I am requesting the shed remain in its current location. The setbacks are currently 2 ft. from the side and 3.5ft. from the rear. This request is all being made for the following reasons:

- The newly constructed shed was placed in the same footprint as the original shed which sat in that location for at least 15 years.
- The shed currently sits in line with the shed on the property to the rear of mine, as well as the property to the right of that one, and the property to the right of mine.
- The current position of the shed is also consistent with several other sheds in the community.
- The area where the shed sits is the only level area in the rear yard. Modifications to the yard or shed would have to be made to move it.
- To be in compliance with the current setbacks would also place the shed inside the recommended 10ft of clearance from the septic drain fields in the rear yard.
- Moving the shed can not be completed with traditional "shed moving" equipment due to the weight of the equipment and the location of existing septic drain fields.

Thank you for your consideration into this matter.



Richard Kaschner

6/9/25

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: 6/9/25

Tax Map #	Parcel #	Block #	Lot #	Section
28	22	A	3	1

Tax ID: 3757-0328-9800

FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
General Project Information

Project Name (site name, subdivision name, or other) RESIDENTIAL ACCESSORY STRUCTURE (SHED)

Project location/Address 522 Sylvan Dr

City PASADENA, MD Zip 21122

Local case number B02435421

Applicant: Last name KASCHNER First name RICHARD

Company SELF/PROPERTY OWNER

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:

RESIDENTIAL SHEDS 12/14/14, 12 ft Height TO BE USED FOR STORAGE ONLY
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Intra-Family Transfer	Yes <input type="checkbox"/>	Growth Allocation	Yes <input type="checkbox"/>
Grandfathered Lot	<input type="checkbox"/>	Buffer Exemption Area	<input type="checkbox"/>

Project Type (check all that apply)

Commercial	<input type="checkbox"/>	Recreational	<input type="checkbox"/>
Consistency Report	<input type="checkbox"/>	Redevelopment	<input type="checkbox"/>
Industrial	<input type="checkbox"/>	Residential	<input checked="" type="checkbox"/>
Institutional	<input type="checkbox"/>	Shore Erosion Control	<input type="checkbox"/>
Mixed Use	<input type="checkbox"/>	Water-Dependent Facility	<input type="checkbox"/>
Other	<input type="checkbox"/>		

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft	Total Disturbed Area	Acres	Sq Ft
IDA Area				-	192
LDA Area	34	15,000			
RCA Area			# of Lots Created		
Total Area					

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	-	-	Existing Lot Coverage	-	4311.9
Created Forest/Woodland/Trees	-	-	New Lot Coverage	-	4311.9
Removed Forest/Woodland/Trees	-	-	Removed Lot Coverage	-	-
			Total Lot Coverage		4311.9

VARIANCE INFORMATION (Check all that apply)

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

Variance Type	Structure
Buffer	Acc. Structure Addition
Forest Clearing	Barn
HPA Impact	Deck
Lot Coverage	Dwelling
Expanded Buffer	Dwelling Addition
Nontidal Wetlands	Garage
Setback	Gazebo
Steep Slopes	Patio
Other	Pool
	Shed
	Other

- Describe the proposed use of the subject property and include if the project is residential, commercial, industrial, or maritime. **Constructed a residential shed to be used for storage only.**
- Describe the type of predominant trees and shrubs on the subject property. Include a statement addressing the square footage of the property that is vegetated with trees and shrubs, how much of the property will be disturbed by the proposed development, and how the disturbance will be mitigated. **The property is residential covered by grass in both the front and rear yards. There are several trees and plants in various locations. No additional land was disturbed as this was put in the same place as an existing shed.**
- Describe the methods to minimize impacts on water quality and habitat from proposed construction (i.e. stormwater management, sediment control, and silt fence). **There will be no impact on water quality and habitat as no additional land disturbance will take place.**
- Calculate the impervious surface before and after construction, including all structures, gravel areas, driveways, and concrete areas. **The impervious surface total is 4311.9 and will remain the same.**
- If applicable, describe any habitat protection areas on the subject property including expanded buffers, steep slopes of 15% or greater, rare and endangered species, anadromous fish propagation waters, colonial waterbird nesting sites, historic waterfowl staging and concentration areas, riparian forests, natural heritage areas, and plant and wildlife habitats of local significance. **Not applicable.**

Richard Kaschner

Owner/Applicant

6/9/25

522 Sylvview Drive topographic map



Legend

Foundation
Addressing

Parcels

Structure
County Structure

Elevation
Topo 2023
Index
Intermediate



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.

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THIS MAP IS NOT TO BE
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0 100 200
ft

Notes 1"=100'