

Variance Request: Letter of Explanation

Property Owners: Jimmie and Stacey Wolfe

Property Address: 8265 Forest Glen Dr Pasadena, MD 21122

TAX ID: 391790085203

To whom it may concern:

We, the under-named, are applying for a variance so that we might add a 12'w x 12'L x 12'h (144sq/ft) wooden shed to this property. The reason for the variance is there is no primary dwelling on the property which Anne Arundel County requires under normal permitting procedures. Our primary residence is 8225 Bodkin Ave which is adjacent to this property divided only by a small creek. It basically abuts this property. There will be no clearing required, the ground is level, and the shed will sit on an impervious foundation. The shed will be used to house garden and hand tools.

The property is 52ac +/- in size and includes critical area and waterfront. However, this shed will reside opposite side from the water with a setback of 125' of the eastern property line.

A scaled site plan has been provided.



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: 6/18/25

Tax Map #	Parcel #	Block #	Lot #	Section
0025	0022	N/A	N/A	N/A

Tax ID: 3 917 90085203

**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) \_\_\_\_\_

Project location/Address 8265 Forest Glen Dr.

City Pasadena Zip 21122

Local case number \_\_\_\_\_

Applicant: Last name Wolfe First name Jimmie

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:

Residential	Conservation Easement
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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		
LDA Area		
RCA Area	52.069	2,264,125
Total Area	52.069	2,264,125

Total Disturbed Area 

Acres	Sq Ft
	144

# of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	52.069	2,264,125	Existing Lot Coverage	—	—
Created Forest/Woodland/Trees	—	—	New Lot Coverage	—	—
Removed Forest/Woodland/Trees	—	—	Removed Lot Coverage	—	—
			Total Lot Coverage	—	—

**VARIANCE INFORMATION (Check all that apply)**

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance	0	0	Buffer Forest Clearing	0	0
Non-Buffer Disturbance		144	Mitigation	0	0

**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 ☐

- **A paragraph or less addressing each point listed below:**
  - *Describe the proposed use of the subject property and include if the project is residential, commercial, industrial, or maritime.*
- **Residential. It is currently in a Conservation Easement**
  - *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.*
- **A mix of Coniferous and deciduous trees on the property. The total acreage is 52.069ac. The shed will encompass 144sq/ft of which will be no clearing required.**
  - *Describe the methods to minimize impacts on water quality and habitat from proposed construction (i.e. stormwater management, sediment control, and silt fence).*
- **Very small shed. None required.**
  - *Calculate the impervious surface before and after construction, including all structures, gravel areas, driveways, and concrete areas.*
- **All surfaces will remain impervious with the shed having a gravel base.**
  - *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.*
- **The entire property is in a perpetual Conservation Easement with many of the afore mentioned examples. Absolutely none of which will be effected by this shed.**



