



303 Najoles Road - Suite 114
Millersville, MD 21108

Phone: 410-987-6901
Fax: 410-987-0589

July 10, 2025

Ms. Sterling Seay
Anne Arundel County
Office of Planning and Zoning
2664 Riva Road
Annapolis MD 21401

**Re: Glen Burnie Heights
Block UU, Lots 7 & 8
Variance Application**

Dear Ms. Seay,

Please accept this as our formal variance request to the Zoning Regulations on behalf of our client. The variance requests are to Article 18, Section 4 – 701 of the R-5 Bulk Regulation of:

1. A variance of 5' to the required 15' rear lot line setback
2. A variance of 28' to the required 35' setback to a principal arterial or higher classification road.

We are requesting this variance to allow for existing lots to be developable based on the restrictive nature of the setbacks.

The proposed house is two-story with a habitable attic. The habitable attic is built into the trusses, where the house will have a two-story elevation from the road, but there will be a partial third floor with a house height of 28'+/-. The footprint of the home is 886 square feet, modest in sized based on the small nature of the lot. Due to the lot size and house size, the proposed house provides for a great opportunity to provide affordable housing in the county. There is a sound wall along route 100 in this area to shield the proposed house from the noise of route 100 and also provide an extra buffer to the houses. The house will be set back roughly 75' from the exit lane.

In response to the prefile comment regarding the garage, per Article 17-6-604(e), it is required to have one additional space than the two required when on-street parking is not provided. There is no street parking available for this site, so the integrated garage allows for an additional parking space.

In response to the I&P Engineering prefile comments:

1. A scale has been added to the site plans
2. The road segment and alley have been labeled.

3. The LOD is shown and its size noted in the general notes.
4. The width of the driveway is labeled.
5. The fence has been labeled.
6. Noted. This does not apply to existing platted lots.

Explanation as required by Article 18, Section 16-305(a)


We believe the granting of this variance is warranted because of the unique physical conditions of the lots. Specifically, the lots are undersized for their zoning designation at 3,337 square feet, well under the 7,000 square foot requirements of the bulk regulations. In addition, Lots 7-8 are undersized in width at only 40' at their widest and all the way down to 10.03' at their narrowest, well under the 60' requirement in the bulk regulations. These lots were platted well before bulk regulations and further hindered by the construction of Route 100 necessitating a 35' setback while also leaving behind uniquely shaped and undersized lots.

Explanation as required by Article 18, Section 16-305(c)

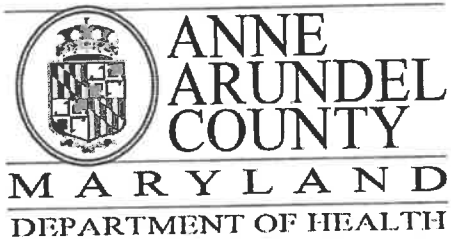
We believe the granting of these variances are warranted because the requested variance is the minimal necessary to afford relief based upon the size of the lot and the unique physical conditions. Due to the building restriction lines of the bulk regulations, there is no buildable area on the lots without the approval of a variance. The proposed house is modest in size where the foundation will be 47' from the accessible right of way allowing for off street parking and not hindering neighbor's streetscape. The granting of this variance will not alter the character of the neighborhood as the proposed house will have a typical 2-story elevation from the road and is typical of R5 development. This variance will not impair the appropriate use or development of the surrounding property as it will not deny access or the possibility to build on neighboring lots and the proposed house will not affect the street view of any other properties. The granting of this variance will not be detrimental to the welfare of the public. In addition, stormwater management will be provided with the new home

If you have any questions or need any additional information, please feel free to contact me at your convenience.

Thank you,



Michael J. Werner, P.E.



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
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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

A handwritten signature in black ink, appearing to be "BC", written over the name "Brian Chew" in the FROM field.

DATE: July 25, 2025

RE: Chessie Homes, LLC
7569 Old Stage Road
Glen Burnie, MD 21061

NUMBER: 2025-0143-V

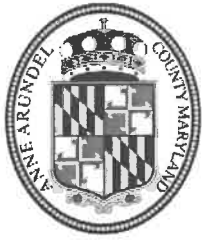
SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a dwelling and associated facilities with less setbacks than required.

The Health Department has reviewed the above-referenced request. The property is served by public water and sewer facilities. The Health Department has no objection to the above-referenced request.

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

cc: Sterling Seay



OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE

PRE-FILE #: 2025-0053-P
DATE: 06/26/2025
OPZ STAFF: Jennifer Lechner
I&P STAFF: Jean Janvier

APPLICANT/REPRESENTATIVE: Chessie Homes LLC / Anarex, Inc.

EMAIL: chessiehomesllc@gmail.com / mike@anarex.com

SITE LOCATION: 7569 Old Stage Road, Glen Burnie

LOT SIZE: 3,600 SF

ZONING: R5 **CA DESIGNATION:** N/A **BMA:** N/A **BUFFER:** N/A **APPLICATION TYPE:** Variance

The applicant is proposing to construct a new two-story single-family dwelling with a habitable attic.

Per § 18-2-301(h), an alley or easement for the passage of vehicles and persons may not be considered a road for the purposes of assessing a front lot line.

Variances are required to § 18-4-701 to allow a principal structure to be less than 20 feet to the rear lot line and 35 feet to a principal arterial or higher classification road.

Bill 72-24, effective July 1, 2025, modifies the bulk regulations for dwellings in residential districts; specifically, the minimum rear setback for principal structures in the R5 District will be reduced from 20 feet to 15 feet.

COMMENTS

Zoning Administration Section:

Applicants are encouraged to provide floor plans and/or architectural elevations (front, side and rear) to assist in the evaluation of any requested variance.

An integrated garage is not a necessity, and may be eliminated in order to reduce the footprint of the proposed dwelling and thereby, reduce the relief requested.

The applicants are reminded that, in order for the Administrative Hearing Officer to grant approval of the variances, the proposal must address and meet all of the applicable variance standards provided under Section 18-16-305. The Letter of Explanation should address each of those standards and provide adequate justification for each of the variances required.

I&P Engineering:

1. Add a scale to the Site Plan.
2. Label the road segment that ties into the proposed driveway and the 12' alley located east of the proposed structure showing the road name, its functional classification, ownership, surface type and its right-of-way width.
3. Show the LOD and note its size.
4. Label the width of the proposed driveway.
5. Label what is to be done with the State Highway fence that appears to be within the property, running through the proposed house and blocking access to the proposed driveway.
6. Note there is a required 455-foot setback from the site's property line to the edge of mainline pavement of MD-100.

INFORMATION FOR THE APPLICANT

Section 18-16-301 (c) Burden of Proof. The applicant has the burden of proof, including the burden of going forward with the production of evidence and the burden of persuasion, on all questions of fact. The burden of persuasion is by a preponderance of the evidence.

A variance to the requirements of the County's Critical Area Program may only be granted if the Administrative Hearing Officer makes affirmative findings that the applicant has addressed all the requirements outlined in Article 18-16-305. Comments made on this form are intended to provide guidance and are not intended to represent support or approval of the variance request.

A preliminary plan checklist is required for development impacting environmentally sensitive areas and for all new single-family dwellings. A stormwater management plan that satisfies the requirements of the County Procedures Manual is required for development impacting environmentally sensitive areas OR disturbing 5,000 square feet or more. State mandates require a developer of land provide SWM to control new development runoff from the start of the development process.