

Date: 07/29/2024

**Subject: Request for Relief from Setback Requirements – Permit #B02438264**

**Property Address: 328 Beaghan Dr, Glen Burnie, MD 21060**

Dear Members of the Zoning Board and Reviewer,

We are submitting this variance request letter in reference to Permit #B02438264 to allow relief from side setback requirement as per Anne Arundel County Code. The site is being known and designated as Lot No. 24 as shown on the Plat entitled “Woods of Shannon”. The site contains 7,072 square feet and zoned R-5. The site is located to the northwest corner at the end of Cul-De-Sac of Beaghan Drive.

We respectfully request relief from the side yard setback requirements to allow a 3-foot reduction—from the required 7 feet to 4 feet in the east side—in order to align the proposed addition with the existing structure of the house. Specifically, we plan to construct a room above the existing garage, extending the new addition to match the current footprint, which already sits at the 4-foot mark.

The east side of the property where the relief is requested borders Parcel 417, which is currently an undeveloped lot reserved for storm drain easement and recreation area. Therefore, this adjustment will not impact any neighboring residence or obstruct any sight lines or access. The existing garage already follows a similar setback, and maintaining this line will contribute to a consistent and cohesive appearance within the neighborhood.

An existing house has been built around 1987. We believe that an existing building has been constructed with current setback while realign an existing building parallel to the road. This request supports a functional use of the property while preserving the intent of the zoning regulations.

The granting of the Variances will not alter the essential character of the neighborhood as the proposed addition bedroom is at the top of existing garage. The property is unique due to its shape and location on the northwest corner of the cul-de-sac. We believe that the proposed construction work is not reasonably carried out without the approval of relief requested. We feel that granting these variances will not confer on the applicant any special privileges, the spirit of the ordinance will be observed and no compromise with the public safety and welfare.

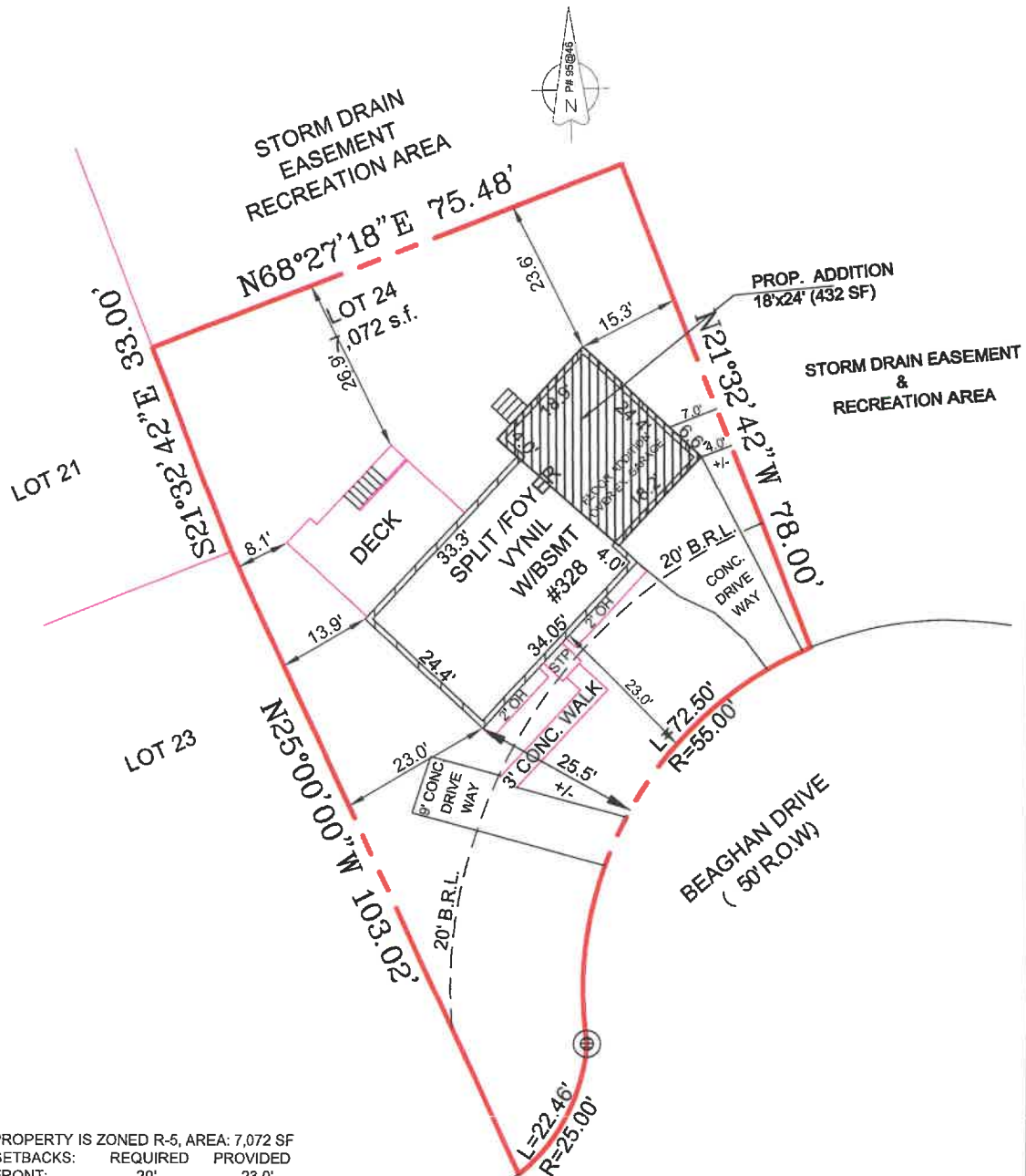
We appreciate your consideration and respectfully request for the approval of relief request. Please let us know if any further documentation or clarification is required.

Sincerely,



Khalid Majeed, Owner  
WMB LLC

OWNER NAME: WMB LLC



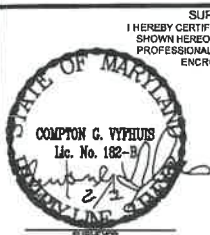
- LOT WAS CREATED ON NOVEMBER, 1984

NOTES:

- PLAT #95@46

SCALE 1"=20'

PLAT #95@46



8/4/25

LOCATION DRAWING

LOT 24  
SUBDIVISION: WOODS OF SHANNON  
3RD ELECTION DISTRICT  
328 BEAGHAN DRIVE  
ANNE ARUNDEL COUNTY MARYLAND

**SURVEYORS DEVELOPMENT & ASSOCIATES LLC**  
LAND SURVEYORS\* ENGINEERS\* PLANNERS\*  
WWW.SURVEYORSDLLC.COM  
EMAIL: SURVEYORSDLLC@GMAIL.COM  
3230 CHILLUM ROAD  
MOUNT RAINIER MD, 20712  
PHONE# 301-919-3539 FAX# 1-240-599-0895

**STRUCTURAL ENGINEER:**

A photograph of a white, two-story house with a garage, partially obscured by trees. A large white plastic bag is in the foreground.

EXIST. FRONT ELEVATION  
NOT TO SCALE



EXIST. REAR ELEVATION  
NOT TO SCALE

2. DEMO EXIST. ROOF OVER GARAGE
3. PHASE CONSTRUCTION AND PROVIDE TEMPORARY BRACING AND SHORING AS REQUIRED TO CREATE A STRUCTURALLY SOUND ENVIRONMENT WHILE NEW CONSTRUCTION PROCEEDS.
4. PROVIDE PRELIMINARY DESIGN TO EFFECT UNDERSTANDING OF ADJACENT PROPERTY'S FOOTING.
5. PROTECT AND SECURE SITE, BUILDING, MATERIALS AND EQUIPMENT FROM UNAUTHORIZED ACCESS AND DAMAGE TO EXISTING AND ADJACENT PROPERTY AND LANDSCAPE, WINDOWS, INTERIORS AND EXTERIOR WALLS, EXISTING EXITS.
6. PROVIDE PROTECTIVE MEASURES TO PREVENT DAMAGE TO EXISTING ADJACENT PROPERTY, PREVENT MIGRATION OF DUST AND DEBRIS FROM DIRT, HEAVY AND DAMAGED MATERIALS, AND DUST AND DEBRIS FROM EXISTING ADJACENT PROPERTY.
7. PREVENT ACCESS AREA OF BUILDING THAT IS OUTSIDE OF WORK, THE GREATEST
8. LOAD DEMOLISHED MATERIAL, DIRECTLY ON TRUCKS OR INTO DUMPSTER FOR REMOVAL, DISPOSE OF DEBRIS LEGALLY. DO NOT BURN ON SITE. DO NOT ALLOW DEBRIS TO ENTER SEWER.
9. PROVIDE TRAFFIC DIVERSION AND SIGNAGE TO PREVENT TRAFFIC FROM ENTERING WORK AREA.
10. UPON DISCOVERY OF HAZARDOUS MATERIALS, NOTIFY THE PROJECT MANAGER OF THE

[illegible]

A0	COVER SHEET
A1	PLAN AND SCHEDULE
A2	ELEVATIONS
S1	FRAMING PLANS, GENERAL NOTES AND DETAIL
S2	SECTIONS

**Adams • Mirza Engineering, Inc.**  
1308 South Bayda Street Baltimore, MD 21224  
Phone 410-583-1131 Fax 410-583-4145  
mirza@adams-mirza-eng.com

Sept:

PROFESSIONAL CERTIFICATION: I HEREBY  
CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED OR APPROVED BY ME, AND I  
AM A DULY LICENSED PROFESSIONAL  
ENGINEER UNDER THE LAWS OF THE STATE  
MARYLAND, LICENSE NO. 55478  
EXP. DATE: 9/15/2024

Project:

328 BEAGHAN DRIVE  
GLEN BURNIE, MD. 21060

SCALE AS NOTED

Drawing:

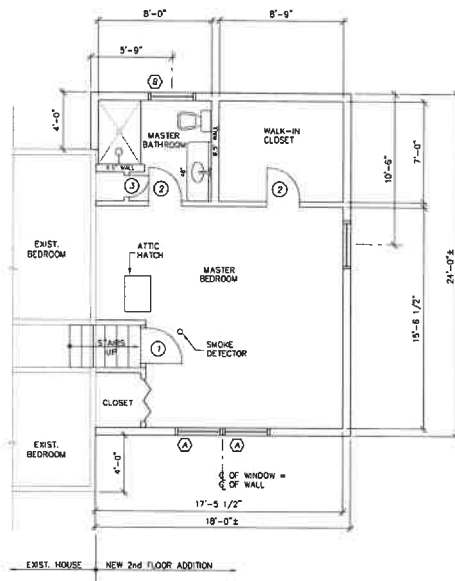
COVER SHEET

PERMIT SET

Constr. 1995

CS

Alt #:	Date:
24200	6/30/2025



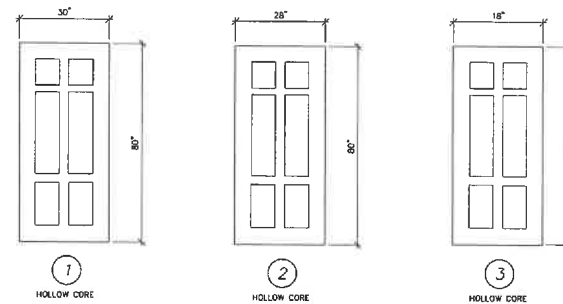
# PARTIAL UPPER LEVEL FLOOR PLAN

1. ALL DIMENSIONS ARE TO FACE OF SHEATHING.
2. ALL SMOKE/CARBON MONOXIDE DETECTORS TO BE HARD WIRED w/ BATTERY BACKUP.

**SHEDROCK NOTE:**  
 BEDROOM:  
 ALL WALLS AND CEILING  
 TO BE STANDARD 1/2" GIB.  
 BATHROOMS & MOISTURE  
 AREAS USE NON-ABSORBENT  
 GIB.  
 GARAGE -  
 ALL WALLS AND CEILING  
 TO HAVE 5/8" TYPE-X TRY GIB.

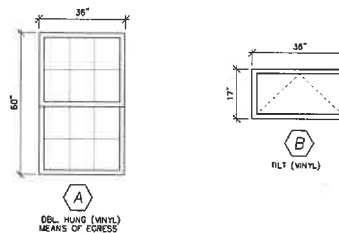
**SQUARE FOOTAGE:**  
 NEW ADDITION = 434 SQ. FT.  
 EXIST. HOUSE = 872 SQ. FT.  
 LIVING SPACE INCREASE = 438

**STAIR NOTE:**  
 8 STEPS  
 7" RISE (7 3/4" MAX.)  
 10" TREAD (MIN.)



## DOOR TYPES SEE PLAN FOR DOOR SWINGS

NOTE:  
 CHECK WITH WINDOW  
 MANUFACT. FOR SIZES  
 AND MEANS OF EGRESS



## WINDOW TYPES WINDOW U-VALUE/SHGC 30 (U-VALUE) 40 (SHGC)

PROFESSIONAL CERTIFICATION: A MEMBER  
 OF THE PROFESSION OF ARCHITECTS HAS  
 REVIEWED THIS DOCUMENT AND HAS  
 FOUND IT TO BE A TRUE AND ACCURATE  
 REPRESENTATION OF THE WORK OF THE  
 ENGINEER UNDER THE LAWS OF THE STATE OF  
 MARYLAND. LICENSE NO. 203472  
 EXP. DATE: 1/1/2024

Project:  
 328 BEAGHAN DRIVE  
 GLEN BURNIE, MD. 21060

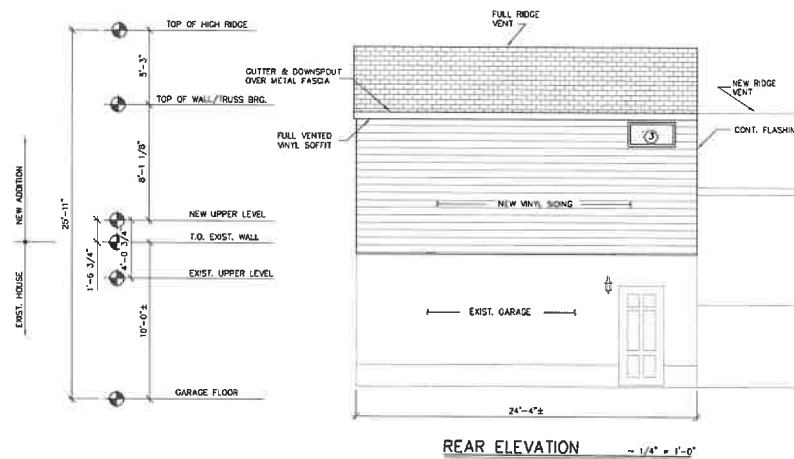
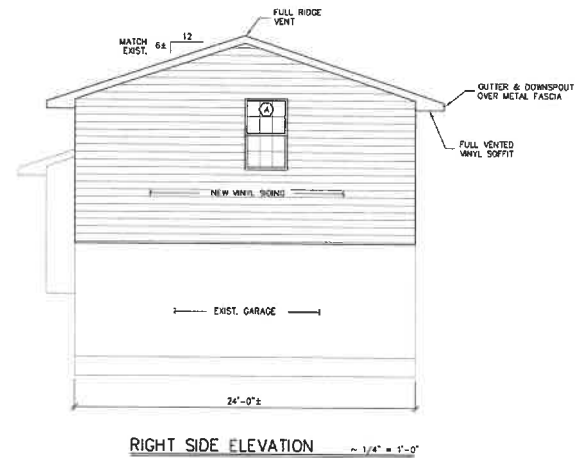
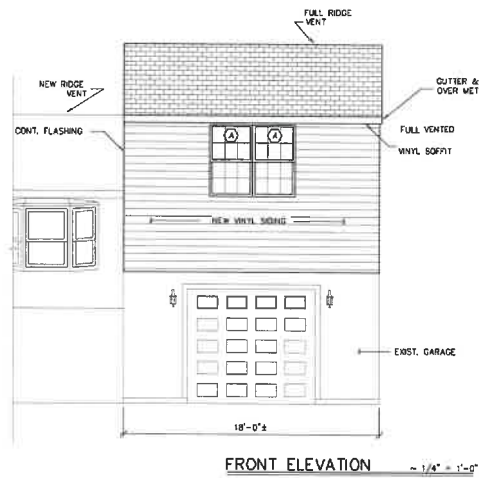
Scale:  
 SCALE AS NOTED

Drawing:  
 PLAN & SCHEDULE

Submission:  
 PERMIT SET

Sheet No:  
 A1

Date Plotted: 6/30/2025



Adams - Mira Engineering, Inc.



1308 South State Street, Suite 200  
Baltimore, MD 21204  
Phone: 410.521.1234  
Fax: 410.521.1235  
www.adams-mira.com

Date:

PROFESSIONAL CERTIFICATION: I, the undersigned, certify that this document was prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 15478, Exp. Date: 7/10/2021.

Project:

328 BEAGHAN DRIVE  
GLEN BURNIE, MD. 21060

Scale:

SCALE AS NOTED

Drawing:

ELEVATIONS

Submission:

PERMIT SET

Sheet No:

A2

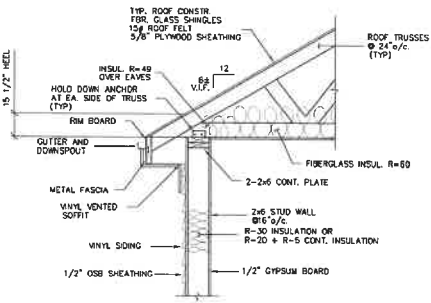
Scale:

24200

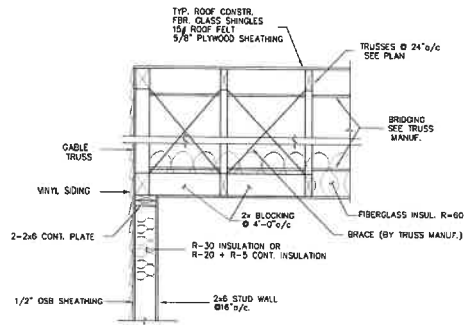
Date:

6/30/2025

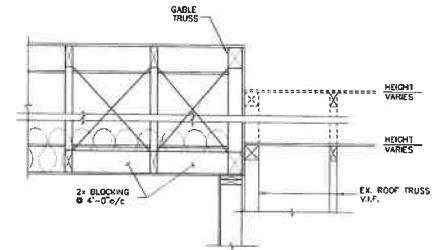
24200 6/30/2025



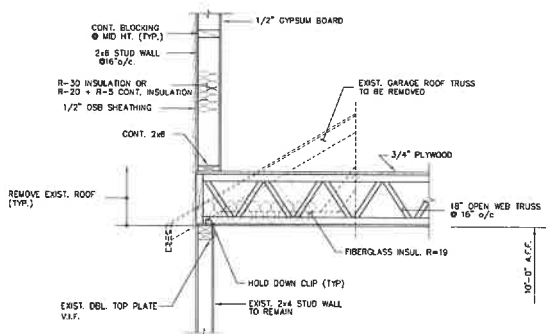
SECTION 4  
~ 3/4" = 1'-0"  
ROOF TRUSS BRG. ON STUD WALL w/ SIDING



SECTION 5  
~ 3/4" = 1'-0"  
CABLE TRUSS END

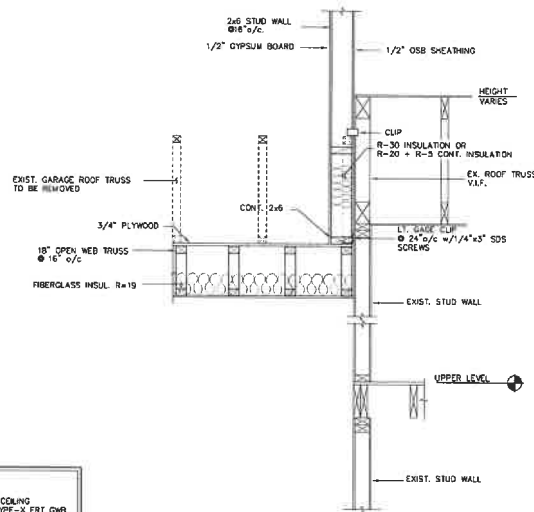


SECTION 6  
~ 3/4" = 1'-0"  
NEW ROOF TRUSS PARALLEL TO EXIST. ROOF TRUSS

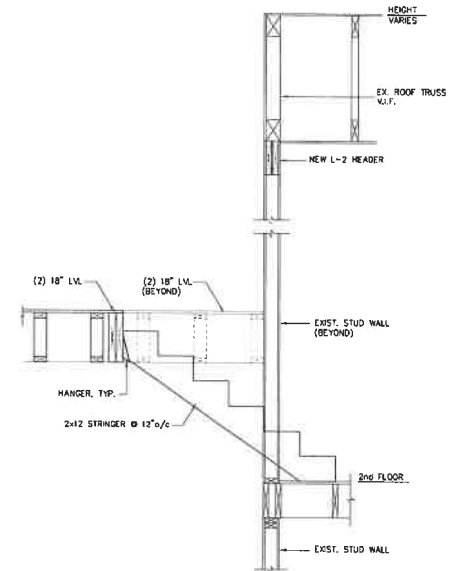


SECTION 1  
~ 3/4" = 1'-0"  
NEW FLOOR TRUSS BRG. ON EXIST. EXTERIOR STUD WALL

SHEETWORK NOTE:  
GARAGE -  
ALL WALLS AND CEILING  
TO HAVE 5/8\"/>



SECTION 2  
~ 3/4" = 1'-0"  
NEW FLOOR TRUSS PARALLEL TO EXIST. EXTERIOR STUD WALL



SECTION 3  
~ 3/4" = 1'-0"  
FLOOR FRAMING @ STAIR

NOTE:  
CONTRACTOR TO VERIFY ALL EXISTING DIMENSION AND  
ELEVATIONS PRIOR TO PURCHASING OF ANY MATERIAL  
AND STARTING OF WORK.

Address - Mirza Engineering, Inc.



Seal:



PROFESSIONAL CERTIFICATION: I HEREBY  
CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED OR SUPERVISED BY ME, AND THAT  
I AM A DAILY LICENSED PROFESSIONAL  
ENGINEER UNDER THE LAWS OF THE STATE OF  
MARYLAND, LICENSE NUMBER 143478  
EXP. DATE: 12/31/2024

Project:

328 BEAGHAN DRIVE  
GLEN BURNIE, MD. 21060

Scale:

SCALE AS NOTED

Drawing:

SECTIONS

Submission:

PERMIT SET

Sheet No.:

S2

DATE: 24200

DATE: 6/30/2025





Ask AI Assistant

Why is this information important?





THIS PLAT HAS BEEN APPROVED FOR RECORDING ONLY, SUBJECT TO A SUBDIVISION AGREEMENT WITH ANNE ARUNDEL COUNTY, MD., DATED ~~7/21/91~~ AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MD IN LIBER 3816 FOLIO 298

2. NO SALE OR CONTRACT OF SALE OF SAID LOTS SHOWN HEREON SHALL BE VALID UNLESS THE NECESSARY CONSENTS OF THE DEVELOPER HAVE BEEN COMPLETED UNDER AN INSPECTION AGREEMENT AND THE SUBDIVIDER HAS PROVIDED THE COUNTY WITH A WAIVER OF LIENS FROM ALL CONTRACTORS AND SURETIES OF THE PROJECT. THE COUNTY'S OBLIGATION TO ACCEPT THE PROJECT IS GUARANTEED BY A PUBLIC WORKS AGREEMENT SUPPORTED BY A FIDELITY BOND, CERTIFIED CHECK, CASH OR AN IRREVOCABLE LETTER OF CREDIT FROM A BANK OR BANKING INSTITUTION. THE COUNTY'S OBLIGATION IS BY LAW AND THAT SUCH AGREEMENT HAS BEEN ENTERED INTO BY DEVELOPER WITH THE PUBLIC WORKS DEPARTMENT IN ACCORDANCE WITH THE COUNTY'S RECORDING REQUIREMENTS.

3. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY CONSTRUCTION IN THIS DEVELOPMENT, OTHER THAN SAMPLE PERMITS UNTIL THE REQUIREMENTS OF PARAGRAPH 2, ABOVE, HAVE BEEN COMPLIED WITH.

206. INTERSTATE VENTURES, INC., BY  
 SUMAN ROSEBACH, SECRETARY, HEREBY DEPOSED  
 AND SOLEMNLY SWEARS AND SUBSWEARS BY ADOPT  
 THIS PLAN OF SUBDIVISION ESTABLISHING THE MINIMUM BUILDING  
 RESTRICTION LINES AND DEDICATE THE STREETS AND EASEMENTS TO  
 PUBLIC USE, SUCH LANDS TO BE DEEDED TO A.A.CO. UPON REQUEST  
 THERE ARE NO SUTS, ACTIONS AT LAW, EASES, LIENS, MORTGAGES, TRUSTS,  
 EASEMENTS, OR RIGHTS IN ANY MANNER AFFECTING THE PROPERTY INCLUDED IN  
 THIS PLAN OF SUBDIVISION.  
 ALL UTILITIES INCLUDING GAS, ELECTRIC, AND COMMUNICATIONS SHALL BE  
 INSTALLED UNDERGROUND IN ACCORDANCE WITH THE PUBLIC SERVICE  
 COMMISSION STATEWIDE RULES OF AUGUST 4, 1971.  
 THE RECREATION AREA SHOWN HEREON IS HEREBY DEDICATED TO THE  
 ENJOYMENT OF THE RESIDENTS OF THIS SUBDIVISION AND HAS BEEN DEEDED TO  
 THE PLANNING AND ZONING OFFICER OF ANNE ARUND COUNTY, IN  
 TRUST FOR SAID RESIDENTS.  
 THE REQUIREMENTS OF SUBSECTION 3.108(A)(C) OF ARTICLE 21 OF THE  
 ANNOTATED CODE OF MARYLAND, 1973 EDITION AS FAR AS THEY RELATE  
 TO THE MAKING OF THIS PLAT AND THE SETTING OF THE MARKERS  
 HAVE BEEN MET.  
 ALL PARTIES IN INTEREST THERE TO HAVE HEREUNTO AFFIXED THEIR  
 SIGNATURES, INDICATING THEIR ASSENT TO THIS PLAT OF SUBDIVISION.

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY AVERYDA DAVIS AND LURETTA DAVIS BY LINDA L. DAVIS TO INTERSTATE VENTURES, INC. SIMON REISBERGER, SECRETARY-TREASURER

BY DEED DATED 11-28-80 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 3813 FOLIO 219 CONCRETE MONUMENTS SHOWN THUS AND IRON PIPES SHOWN THUS

ALL BE PLACED IN ACCORDANCE WITH SECTION 13-116 OF THE ANNE ARUNDEL COUNTY CODE

THE TOTAL AREA INCLUDED IN THIS PLAT IS 10.354 ACRES OF LAND.

Richard W. Long July 9, 1984  
RICHARD W. LONG REG. LAND SURVEYOR 144 DATE

IN COMPLIANCE WITH THE PUBLIC SERVICE COMMISSION OF MARYLAND  
ORDER NUMBER 60316 DATED JUNE 20, 1973.

OWNER DOES HEREBY GRANT AND CONVEY UNTO THE CHESAPEAKE AND POTOMAC TELEPHONE CO. OF MD, A BODY CORPORATE, HEREINAFTER CALLED GRANTEE, ITS ASSOCIATED AND ALLIED COMPANIES AND THEIR RESPECTIVE SUCCESSORS, ASSIGNS AND LICENSEES A R/W EASEMENT TO CONSTRUCT, OPERATE, MAINTAIN, ENLARGE, REPLACE AND REMOVE TELECOMMUNICATIONS, ELECTRIC, AND GAS SYSTEMS, CONDUIT, PIPE, MANHOLES, CABLES, WIRE, AND FIXTURES UNDER AND OVER THE PROPERTY AS DESCRIBED AS FOLLOWS.

AS DESCRIBED AS FOLLOWS:  
A STRIP(S) OF LAND 10' WIDE AND PARALLEL CONTIGUOUS AND ADJACENT  
TO THE PROPERTY LINES OF THE LOTS RECORDED TO THE FULL EXTENT  
THAT SUCH PROPERTY LINES ABUT RIGHT OF WAYS.

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO SAID PROPERTY AT ALL TIMES FOR THE SAFE AND PROPER OPERATION AND MAINTENANCE THEREOF THE GRANTEES AGREE TO REPAIR OR PAY FOR ALL DAMAGE TO CROPS, LAWNS, FIELDS, FENCES, DRIVEWAYS, AND WALKWAYS ARISING FROM THE CONSTRUCTION AND MAINTENANCE OF THE AFORESAID SYSTEMS

A TEMPORARY GRADING EASEMENT IS RESERVED ON ALL THE LOTS SHOWN HEREON BETWEEN THE RIGHT OF WAY LINES AND THE BUILDING RESTRICTION LINES FOR THE PURPOSE OF ROAD CONSTRUCTION. SAID EASEMENT WILL TERMINATE UPON COMPLETION OF THESE ROADS AND THE RELEASE OF ANY MAINTENANCE BOND BY A. A. COUNTY, MARYLAND.

THE REQUIREMENTS OF THE ANNE ARUNDEL COUNTY HEALTH DEPARTMENT HAVE BEEN MET IN PREPARING THIS PLAN.

J. Howard Beal 8/28/81  
 COUNTY HEALTH OFFICER (PUBLIC SYSTEMS) DATE  
 DR. J. HOWARD BEAL

Planning & Zoning Officer, R. CO. MD.  
 11-20-84  
 DATE  
 (OWNER) #1271 TO SIDEWALK CONSTRUCTION ALONG  
 DONALD BAY DRIVE APPROVED 11/1/83  
 SUB #82-105 PROJECT #83-031

**ANAREX, INC.**  
ENGINEERS - SURVEYORS  
EXPEDITORS-PLANNERS  
503 RITCHIE HIGHWAY - IE  
SEVERNA PARK, MARYLAND


TYPICAL GRINDER PUMP EASEMENTS  
ON ALL LOTS AS SHOWN



TAX MAP: 16  
BLOCK: 4  
PARCEL: 417  
ZONING: R-5

POINT	LIBERTY	QUEST	POINT	QUEST	
1	1,836,338.18	917,042,192	71	4,280,134.80	919,953.71
2	1,860,164.71	917,642,513	118	4,580,094.05	919,495.64
3	1,881,537.68	917,620,467	119	1,641,102.18	919,483.10
4	1,880,434.50	917,600,641	120	1,266,736.48	919,366.68
5	1,881,651.73	917,587,511	61	6,650,024.35	919,399.58
6	1,877,964.19	917,510,825	62	6,642,178.72	919,124.61
7	1,878,762.99	917,161,363	63	6,640,190.79	919,101.68
8	1,878,814.69	917,149,150	64	6,645,645.43	919,025.97
9	1,879,734.58	917,014,861	23	1,685,262.41	919,017.58
10	1,877,239.83	916,233,877	26	1,681,018.55	918,978.66
11	1,878,778.71	917,470,411	27	1,678,552.63	918,723.36
12	1,878,714.64	917,444,024	28	1,677,915.40	918,667.61
			29	1,678,794.81	918,666.68
			30	1,680,164.71	918,707.63
13	4,042,846.76	917,444,118	31	6,661,121.47	918,749.63
14	4,042,164.13	917,444,640			

CORE TABLE						
HR	TIME	10' 10"	10'	10"	10'	10"
1-2	4:05.00	10' 10"	10'	10"	10'	10"
3-4	4:05.00	10' 10"	10'	10"	10'	10"
5-6	4:05.00	10' 10"	10'	10"	10'	10"
7-8	4:05.00	10' 10"	10'	10"	10'	10"
9-10	4:05.00	10' 10"	10'	10"	10'	10"
11-12	4:05.00	10' 10"	10'	10"	10'	10"
13-14	4:05.00	10' 10"	10'	10"	10'	10"
15-16	4:05.00	10' 10"	10'	10"	10'	10"
17-18	4:05.00	10' 10"	10'	10"	10'	10"
19-20	4:05.00	10' 10"	10'	10"	10'	10"
21-22	4:05.00	10' 10"	10'	10"	10'	10"
23-24	4:05.00	10' 10"	10'	10"	10'	10"
25-26	4:05.00	10' 10"	10'	10"	10'	10"
27-28	4:05.00	10' 10"	10'	10"	10'	10"
29-30	4:05.00	10' 10"	10'	10"	10'	10"
31-32	4:05.00	10' 10"	10'	10"	10'	10"
33-34	4:05.00	10' 10"	10'	10"	10'	10"
35-36	4:05.00	10' 10"	10'	10"	10'	10"
37-38	4:05.00	10' 10"	10'	10"	10'	10"
39-40	4:05.00	10' 10"	10'	10"	10'	10"
41-42	4:05.00	10' 10"	10'	10"	10'	10"
43-44	4:05.00	10' 10"	10'	10"	10'	10"
45-46	4:05.00	10' 10"	10'	10"	10'	10"
47-48	4:05.00	10' 10"	10'	10"	10'	10"
49-50	4:05.00	10' 10"	10'	10"	10'	10"
51-52	4:05.00	10' 10"	10'	10"	10'	10"
53-54	4:05.00	10' 10"	10'	10"	10'	10"
55-56	4:05.00	10' 10"	10'	10"	10'	10"
57-58	4:05.00	10' 10"	10'	10"	10'	10"
59-60	4:05.00	10' 10"	10'	10"	10'	10"

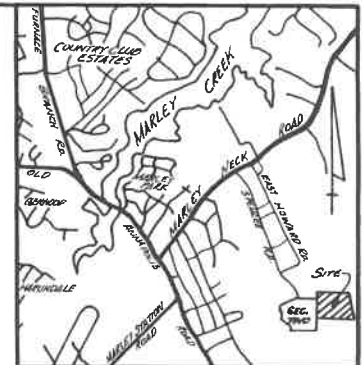
SOUTHEAST  
DEVELOPMENT CO. HEREBY GRANTS ANNE  
ARUNDEL CO. AND THE STATE OF MARY-  
LAND THE PERPETUAL RIGHT TO DISCHARGE  
THE FLOW OF STORM WATER FROM THE  
STORM DRAINAGE SYSTEM UPON THE GROUND  
AT THE POINTS INDICATED THUS 

S. John Blumenthal 4/10/84  
SOUTHEAST DEVELOPMENT CO. DATE

1. LOT NUMBERS THRU 40 TO BE SERVED BY ALTERNATE WASTEWATER SYSTEM (GRINDER PUMPS).
2. ANNE ARUNDEL COUNTY SHALL HAVE THE RIGHT OF ACCESS UPON THE LOTS FOR INSTALLATION, MAINTAINING, AND OPERATING THE ELECTRICAL SYSTEMS OF THE GRINDER PUMPS.
3. THE LOT OWNER WILL BE RESPONSIBLE FOR THE MONTHLY ELECTRICAL OPERATING CHARGES.
4. THE LOT OWNER SHOULD BE MADE AWARE THAT INSTALLATION OF AN ALTERNATE SYSTEM MAY RESULT IN CHARGES ADDITIONAL TO THE MONTHLY USAGE CHARGES IF MORE COSTLY THAN CONVENTIONAL SYSTEM.

WOODS OF SHANNON  
3<sup>rd</sup> ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MD.  
SCALE 1"=100' MARCH, 1983

RECORDED IN PLAT BOOK 95 PAGE 46



VICINITY MAP  
1" = 2000'



Maryland State Archives