

Suzanne Edwards, 8765 Fort Smallwood Road, Pasadena, MD 21122

Letter of Explanation

1 August 2025

I am writing this Letter of Explanation as required for a variance request and approval. I, Suzanne Edwards, am the sole homeowner at the above address and would like to build a 24x2, 2-car detached garage on my property.

Using the requirements under Article 18-16-305(c) as a guide to answer your query, this new garage will not adversely alter the neighborhood character (section (2.i) of Article above). I purposefully chose a design for the garage to blend with not only my home, but the surrounding neighborhood. It is not a pole building or metal building. I looked at many structure sellers and ultimately chose Stoltzfus Structures in PA for their use of better products and exceptional reputation. My proposed garage will be vinyl sided to match my home, upgraded the garage doors with windows, and even have flower boxes for all windows. I want my garage to be like part of my home and not be an eyesore for my neighbors. I have a concrete company ready to begin work for the footers, foundation, etc. once the permit is granted. The contractor will erect silt fence as needed around construction area.

The placement of the garage in the front yard was chosen because I cannot build on the right-hand side (looking at home from the street) as this is where my utilities come from the street. I have a larger section of property on the left-hand side of the property for the proposed garage and will blend the new part of driveway cement into the current driveway. I could not place the garage more into the back yard as there is a lovely old maple tree that I did not want to lose. (Article 18-2-204(b)(4) (Article 18-4-701) I actually have a tree expert trim my trees as needed and they suggested to "bolt" together a weakened area of that tree, which I did about 4 years ago. The tree expert said this tree will last many, many more years. I did not remove any trees from the property to prepare for this new build, but did move a butterfly bush into the back yard as it would be too close to the back of the new garage. I was notified by Anne Arundel County Zoning that I needed the variance since I am within the Critical buffer zone (Section (2.iii) of Article 18-16-305(c) above, Article 18-16-305(b), Article 16, Title 4 of county code and Article 17, Sec 8-405)).

I have enough space per the required setbacks of 7ft off the side property line, to place the garage where I proposed on my site map. My property is a rectangle shaped with the home being slightly off center to the right. The current home is a 1.5 story rancher of approx 1259 sq ft (44.5x28.3 sq ft) and a height of 22 ft tall. The house is approx 42 ft from back property line, 15 ft off right property line, 40 ft off left property line and just over 62 ft from road. The proposed 2-car garage is 576 sq ft, 15' 5 3/8" tall with a 7/12 pitch roof. The new garage will be 7 ft off left property line and 40 ft from road property line. (Article 18-2-204(b)(4) (Article 18-4-701) (Section 2.i, ii, iii and .iv of Article 18-16-305(c) above and Article 18-16-305(b)).

My immediate neighbors know I want to build a garage there and they are in agreement this is no problem for them. They liked the idea I will have a window on that side (with flowerbox). There are currently small flowers on that left side of the property and, after the garage is built, I have already talked with my landscaper that I want to plant shrubs, some just greenery and some with flowers—maybe hydrangeas—along that entire side of the garage (section 2.ii, iii and .iv of Article 18-16-305(c) above and Article 18-16-305(b)). I will also be planting shrubs along the back and right-hand side of the garage as well. The other big maple tree in the right-front side of the property remains untouched as do the two red bud tree and shrubbery in the back yard. I will follow the requirements of the County if they have specific plantings needed on my

property for the disturbance this garage build may ensue.(Article 17, Sec 8-405) )Article 16, Title 4 of County code)

Adding the new plantings will make the property that much nicer for the neighborhood but also address the requirements of Article 18-16-305(b) for protection of critical areas. As a lifetime resident of Anne Arundel County, and growing up near the water, I am extremely sensitive to protecting the county's critical area and the Chesapeake watershed and areas. My property has a very slight slope from the home to the street and I currently do not have any water that sits on the property when we have rain.

I am requesting the approval of the variance required to receive the approval of a permit to build the 24x24 2-car garage on my property. Please contact via email [suzannemarieedwards@gmail.com](mailto:suzannemarieedwards@gmail.com) or during the day at my work phone, 240-373-2738 as I cannot have my cell phone at work. After 3:30 pm, I can be reach on my cell 443-375-9267.

Thank you for your consideration to my request. Respectfully,

Suzanne Edwards

ORDERED BY:

**Mid-Maryland Title Company, Inc.**

900 Bestgate Road, Suite 200  
Annapolis, Maryland 21401  
P: 410-573-0017 F: 410-573-4997  
www.midmdtitle.com



PROPERTY ADDRESS: 8765 FORT SMALLWOOD ROAD PASADENA, MARYLAND 21122

SURVEY NUMBER: 1604.1757

FIELD WORK DATE: 4/14/2016

REVISION HISTORY: (REV.1 5/17/2016) (REV.1 4/15/2016)

1604.1757

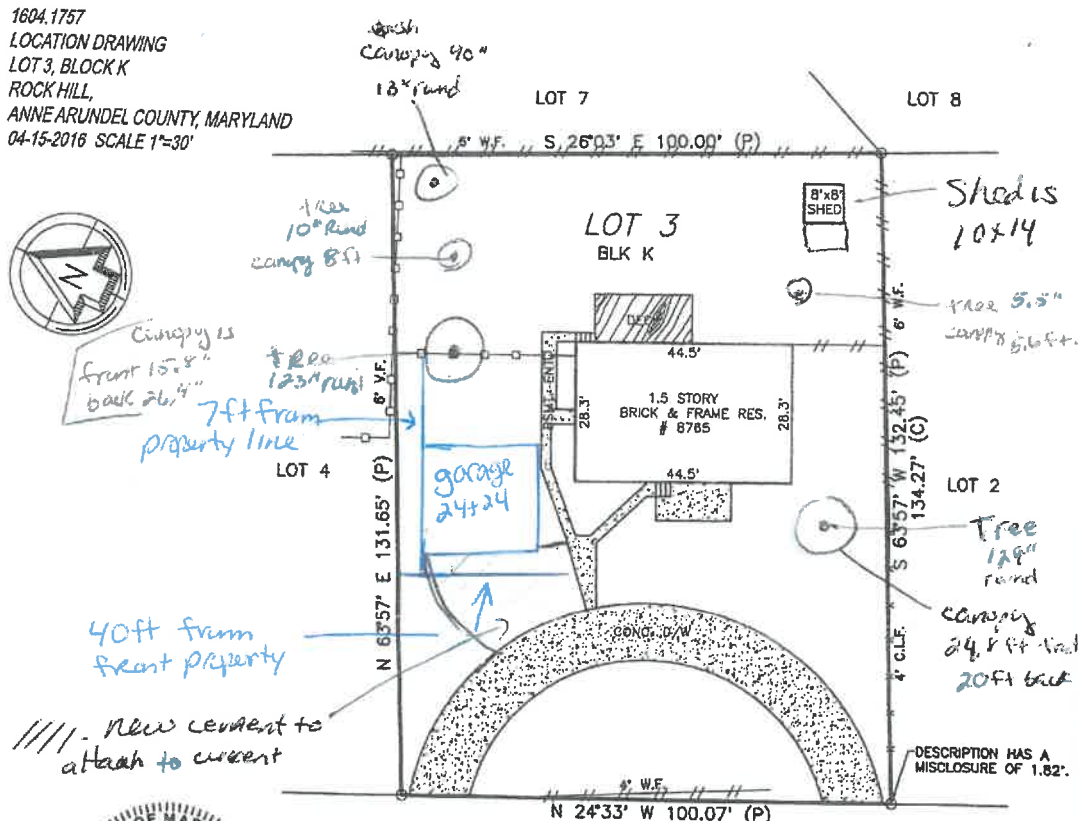
LOCATION DRAWING

LOT 3, BLOCK K

ROCK HILL,

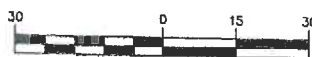
ANNE ARUNDEL COUNTY, MARYLAND

04-15-2016 SCALE 1"=30'



*William J. H. S.*  
EXPIRES 1-15-2017

FORT SMALLWOOD ROAD  
(20' R/W)



GRAPHIC SCALE (In Feet)  
1 inch = 30' ft.

ACCURACY=3±

POINTS OF INTEREST:  
NONE VISIBLE

CLIENT NUMBER: 10819-16

DATE: 4/15/2016

BUYER: Suzanne Edwards

SELLER: CHARLES WILKES

CERTIFIED TO:

SUZANNE EDWARDS; MID-MARYLAND TITLE COMPANY, INC.

**Sandra Gendleman**



c: 703.609.2714  
o: 410.224.2200  
coldwellbankerhomes.com



**EXACTA**  
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THIS IS A TWO PAGE DOCUMENT. THE ADVICE FOUND ON THE AFFIXED PAGE (PAGE 2 OF 2) IS AN INTEGRAL PART OF THE PLAT.

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: 31 July 2025

Tax Map #	Parcel #	Block #	Lot #	Section
	107676	K	3	Ruck Hill

FOR RESUBMITTAL ONLY

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

\*Complete Only Page 1  
General Project Information

Tax ID: 369500858532

Project Name (site name, subdivision name, or other) Suzanne Edwards

Project location/Address 8765 Fort Smallwood Rd

City Pasadena Zip 21122

Local case number

Applicant: Last name Edwards First name SUZANNE

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 THD

Fax # Hearing date THD

# SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

Building a 2-car garage (24'x24') detached.

Intra-Family Transfer ☐  
Grandfathered Lot ☐

Growth Allocation ☐  
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		13209
RCA Area		
Total Area		

Total Disturbed Area  Acres  Sq Ft

# of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees		243	Existing Lot Coverage		1556
Created Forest/Woodland/Trees			New Lot Coverage		1026
Removed Forest/Woodland/Trees	0	0	Removed Lot Coverage	0	0
			Total Lot Coverage		2295

## VARIANCE INFORMATION (Check all that apply)

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

### 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 ☐

Suzanne Edwards, 8765 Fort Smallwood Road, Pasadena, MD 21122

Critical Area Project Notification Narrative

1 August 2025

I am writing this narrative for the Critical Area Project Notification as required for a variance request and approval. I, Suzanne Edwards, am the sole homeowner at the above address and would like to build a 24x24, 2-car detached garage on my property. This property is my primary and only residence and a garage would house my vehicle. When my son, a Marine stationed out of state, come home, he works on his old Bronco and having a place to work inside out of the weather would be so much better. I will also provide much needed storage for items like holiday décor and deck furniture as the house does not have very much storage space.

There has been no removal of trees in order for the garage to be built. I did relocate a butterfly bush to my back garden as it would have been where the back of the garage will be located. I currently have a large maple tree located in the front right side of the property and another large maple tree in the left side in the back yard. This tree is why the garage is being built more toward the front yard so not to disturb the beautiful tree and this root system. I also have two small red bud trees, one on the left and right sides of the back yard. All of the trees are marked on the site map as part of this variance required paperwork. I also have shrubs located in front of the front porch and these are not moving. This garden has a large hydrangea tree and one hydrangea bush, and five other bushes (I can't recall the name) directly in front of porch. There is also a large shrub and flower garden along the back fence line. This includes a hibiscus tree, 2 hydrangea bushes, day lilies of varies sizes and other plants and flora. The front split rail fence also has day lilies planted (not included the sq ft since it's flowers, not a shrub). This is approx. 330 square footage that is vegetated. I plan to mitigate any disturbance by adding shrubbery to both sides and back of the garage once it is built.

To minimize any impact on water quality and habitat, a silt fence will be erected on site during construction.

The impervious amount before the garage construction and new driveway to tie into the current driveway is approx. 1556 sq ft. Once the new garage and driveway are complete, the new impervious sq ft is approx. 2582.

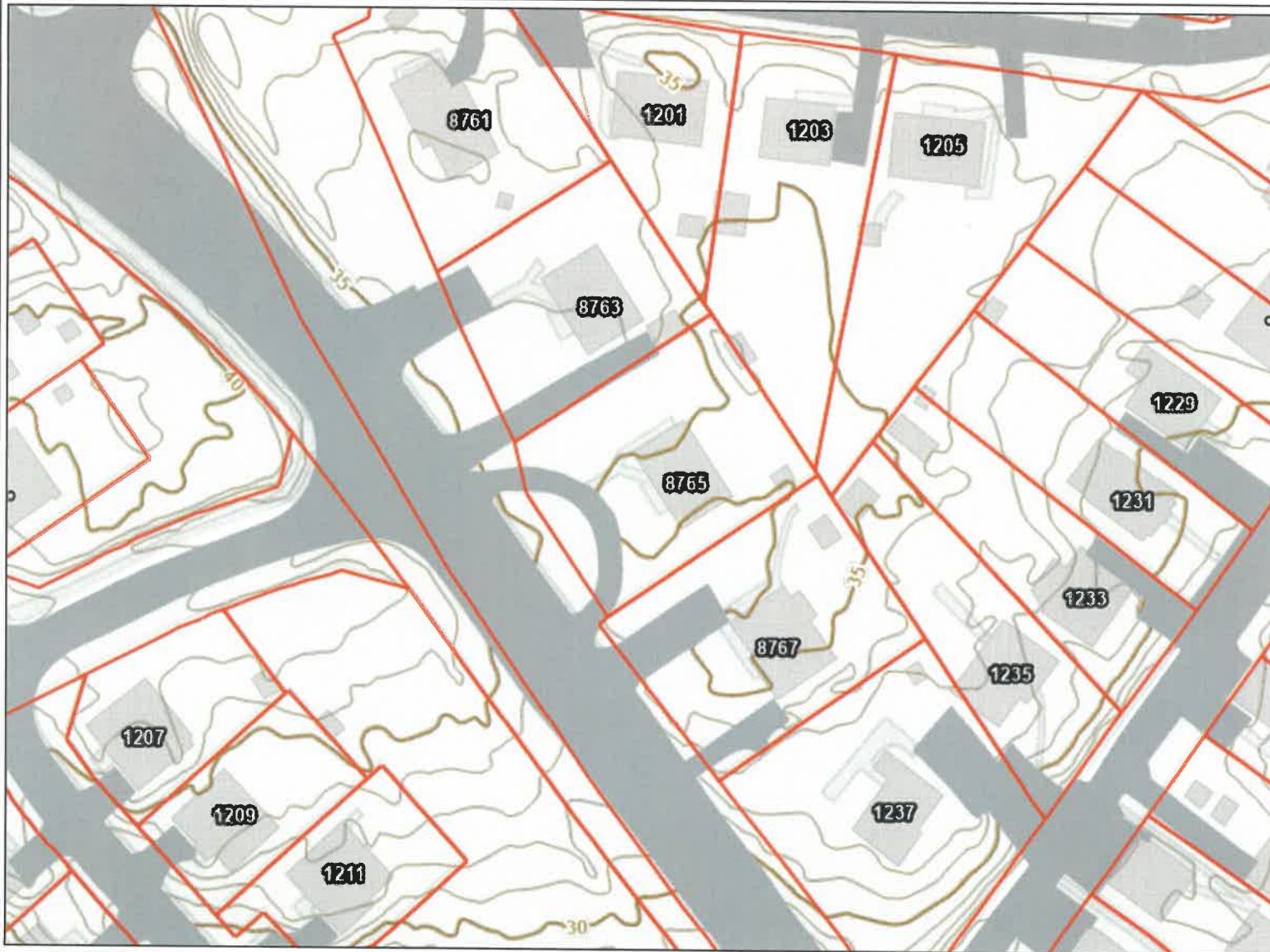
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Thank you for your consideration to my request. Respectfully,

Suzanne Edwards



# 8765 Ft. Smallwood Road 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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TomTom, Garmin, SafeGraph,  
GeoTechnologies, Inc, METI/NASA,



THIS MAP IS NOT TO BE  
USED FOR NAVIGATION

0 100 200  
ft

Notes 1"=100'