

**FINDINGS AND RECOMMENDATION
OFFICE OF PLANNING AND ZONING
ANNE ARUNDEL COUNTY, MARYLAND**

APPLICANT: Richard Kaschner

ASSESSMENT DISTRICT: 3

CASE NUMBER: 2025-0116-V

COUNCIL DISTRICT: 3

HEARING DATE: September 2, 2025

PREPARED BY: David Russell
Planner



REQUEST

The applicant is seeking a variance to perfect an accessory structure (shed) with less setbacks than required for property located at 522 Sylvview Drive in Pasadena.

LOCATION AND DESCRIPTION OF SITE

The subject property is located on Sylvview Drive, approximately 250 feet south of James Road, within the Sylvan View on Magothy neighborhood (Lot 3, Parcel 101, Grid 21, Tax Map 25).

This non-waterfront property is approximately 15,000 square feet and rectangular in shape. It is zoned R2 – Residential and located entirely within the Chesapeake Bay Critical Area's Limited Development Area (LDA). It is improved with a two-story single family dwelling with a rear deck, detached garage, and 12' x 16' (x 12' tall) shed in the rear.

PROPOSAL

The applicant is seeking after-the-fact approval for the location of an existing accessory structure (shed) in the rear yard. The existing structure is located approximately 2 feet from the side property line and 3.5 feet from the rear property line.

REQUESTED VARIANCES

§ 18-4-601 of the Anne Arundel County Code requires accessory structures to be at least 7 feet from side and rear property lines. The existing structure is currently 2 feet from the side property line and 3.5 feet from the rear property line. This location necessitates variances of 5 feet and 4 feet, respectively.

FINDINGS

At 15,000 square feet, the property is less than the minimum required R2 size of 20,000 square feet (if not served by public sewer). The lot size and rectangular shape closely matches that of surrounding properties.

The applicant's letter explains that there was an older shed on the property when the home was purchased in 2013. The existing shed, which is the subject of this variance application, replaces

the older, damaged shed that was previously located in the same spot. Both the applicant's letter and County aerial imagery confirm that the prior shed had been in this location since at least 2005. The proposed shed location is near the northwest corner of the property, in the rear yard.

Including the subject property, 4 rear yards converge at the subject property's northwest corner. Through review of County aerial images and County mapping, it appears that all four of these properties have sheds on their respective properties, located near this convergence point. Using measurement tools from the County mapping system, it appears none of these 4 existing sheds meet the minimum required side and rear setbacks for accessory structures.

Agency Comments

The **Health Department** has no objection to the variance request since the proposed request does not adversely affect the on-site sewage disposal and well water systems.

Variance Criteria

To be granted a variance it must be found that because of unique physical conditions, such as irregularity, narrowness or shallowness of lot size and shape or exceptional topographical conditions peculiar to and inherent in the particular lot, there is no reasonable possibility of developing the lot in strict conformance with this article; or, because of exceptional circumstances other than financial considerations, the grant of a variance is necessary to avoid practical difficulties or unnecessary hardship and to enable the applicant to develop the lot.

The property is of similar size to the neighboring R2 properties and has no particularly unique features that differ from nearby properties. The verified existence of the previous shed, in the same location as the existing shed, makes the variance request akin to in-kind replacement. The previous shed was on the property for approximately 20 years, in the existing shed's current location. The original shed was placed in this location prior to the applicant's acquisition of the property. All four properties converging at the subject property's northwest corner, where the shed is located, have sheds and fenced in rear yards. Although non-compliant with R2 accessory structure setback standards, the existing shed's placement closely aligns with the shed placement on adjacent properties. The existing shed is located only near other sheds, separated by fencing, and creates little visual impact on surrounding properties.

Based on these factors, the request can be considered the minimum necessary to afford relief. As such, the granting of the variance would not alter the essential character of the neighborhood or district in which the lot is located, would not substantially impair the appropriate use or development of adjacent property, nor would it be detrimental to the public welfare.

RECOMMENDATION

Based upon the standards set forth in § 18-16-305 of the Code under which a variance may be granted, this Office recommends ***approval*** of the requested variances to § 18-4-601 to allow an accessory structure (shed) with less setbacks than required (2 feet side setback, 4 foot rear setback).

DISCLAIMER: This recommendation does not constitute a building permit. In order for the applicant(s) to construct the structure(s) as proposed, the applicant(s) shall apply for and obtain the necessary building permits and obtain any other approvals required to perform the work described herein. This includes but is not limited to verifying the legal status of the lot, resolving adequacy of public facilities, and demonstrating compliance with environmental site design criteria.

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

1.032 Return to:
Richard Kaschner
Elizabeth Kaschner
522 Sylvan View Drive
Pasadena, MD 21122

BK 26585 PG 377

LR - Deed (with Taxes) 20.00
Recording Fee 20.00
Grantor/Grantee Name: Connell/Kaschner
Reference/Control #: LR - Deed (with Taxes)
Surcharge 40.00
LR - Additional Recording Fee - linked 0.00
LR - Deed State Transfer Tax 2,050.00

SubTotal: 2,110.00

Total: 2,170.00
#1957128-1
08/30/2013 02:38 CC02-KS
#1957128 CC0501 - Anne
Arundel County/CC05.01.00 -
Register 09 15

Lakeside Title Company
File No. MD10315
Tax ID # 03-757-03289800

This Deed, made this 1 day of July, 2013, by and between Patrick J. Connell and Angela M. Connell, Formerly known of record as Angela M. Jackson, GRANTOR(S), and Richard Kaschner and Elizabeth Kaschner, GRANTEE(S).

- Witnesseth -

That for and in consideration of the sum of Four Hundred Ten Thousand Dollars and No Cents (\$410,000.00), the receipt whereof is hereby acknowledged, the said Grantor(s) do grant and convey to the said Richard Kaschner and Elizabeth Kaschner, as tenants by the entirety unto the survivor of them, his or her heirs and assigns in fee simple, all that lot of ground situate in the State of Maryland, County of Anne Arundel and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot No. 3, Block A, as shown on a Plat of Sylvan View on the Magothy, which Plat is recorded among the Land Records of Anne Arundel County in Plat Book No. 28, folio 22.

BEING that property, which by Grant Deed dated August 15, 2005, and recorded among the Land Records of Anne Arundel County in Liber 16969, folio 696, was granted and conveyed by Edward D. Smith and Cassandra M. Smith, unto Angela M. Jackson and Patrick J. Connell.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining. Subject to any and all covenants, restrictions, easements and agreements of record.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Richard Kaschner and Elizabeth Kaschner as tenants by the entirety unto the survivor of them, his or her heirs and assigns in fee simple.

SENT TO RECORD

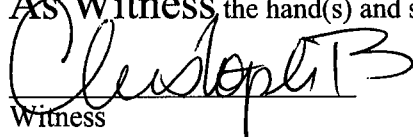
ACCT. 375703289800
ALL LIENS ARE PAID AS
OF 8/21/13 A.A. COUNTY

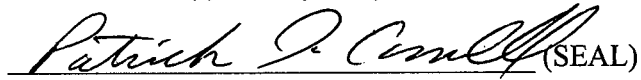
08/29/13 02:00 PM C 0001 R 0003
Val #: 0003-096903 \$4,100.00
County Transfer Tax


Lakeside Title Company
 File No. **MD10315**
 Tax ID # **03-757-03289800**

And the Grantor(s) hereby covenant(s) that he/she/they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he/she/they will warrant specially the property hereby granted; and that he/she/they will execute such further assurances of the same as may be requisite.

As Witness, the hand(s) and seal(s) of said Grantor(s), the day and year first above written.


 Witness

 (SEAL)
 Patrick J. Connell


 (SEAL)
 Angela M. Connell, Formerly known of record as Angela M. Jackson

State of Maryland, County of Anne Arundel

I hereby certify that on this 1 day of August 2013, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Patrick J. Connell and Angela M. Connell, the Grantor(s) herein, known to me (or satisfactorily proven) to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

CHRISTOPHER BAKER
 NOTARY PUBLIC
 ANNE ARUNDEL COUNTY
 MARYLAND
 My Commission Expires Dec. 12, 2014

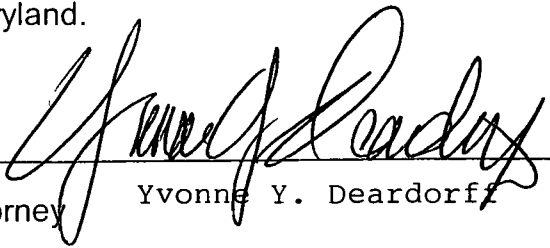

 Notary Public
 My commission expires _____

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

See Attached Signature
 Attorney

AFTER RECORDING, PLEASE RETURN TO:
 Richard Kaschner and Elizabeth Kaschner
 522 Sylview Drive, Pasadena, MD 21122

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.



Attorney Yvonne Y. Deardorff

File No. MD10315

OWNER OCCUPANCY AFFIDAVIT

The undersigned grantee(s) hereby make oath or affirm under penalties of perjury that the property herein conveyed will be occupied by the grantee(s) as his/her/their principal residence for at least 7 of the 12 months following this conveyance.

WITNESS:

Christopher B
As to All

R K
Richard Kaschner

Elizabeth Kaschner
Elizabeth Kaschner

STATE OF MARYLAND, Anne Arundel, to wit:

HEREBY CERTIFY, That on 8/1/13, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Richard Kaschner and Elizabeth Kaschner, the GRANTEE(S) herein, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Christopher B
Notary Public

My Commission Expires: _____

CHRISTOPHER BAKER
NOTARY PUBLIC
ANNE ARUNDEL COUNTY
MARYLAND
My Commission Expires Dec. 12, 2014

2013 **Certification of Exemption from Withholding Upon**
MARYLAND **Disposition of Maryland Real Estate**
FORM **Affidavit of Residence or Principal Residence**

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information
Name of Transferor **Patrick J. Connell**


2. Reasons for Exemption

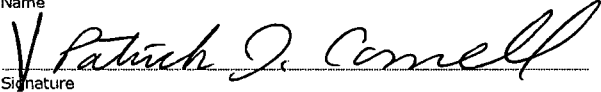
Resident Status ☒ I, Transferor, am a resident of the State of Maryland.
☐ Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR) 03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence ☐ Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 and is recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness 

Patrick J. Connell
Name 
Signature

3b. Entity Transferors

Witness/Attest _____ Name of Entity _____

By _____

Name _____

Title _____

2013 **Certification of Exemption from Withholding Upon**
MARYLAND **Disposition of Maryland Real Estate**
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ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Angela M. Connell, Formerly known of record as Angela M. Jackson

Name of Transferor

2. Reasons for Exemption

- Resident Status

☒ I, Transferor, am a resident of the State of Maryland.

☐ Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR) 03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.
- Principal Residence

☐ Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 and is recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

Angela M. Connell

Name

Signature

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

Title

State of Maryland Land Instrument Intake Sheet
[] Baltimore City [X] County: Anne Arundel
Information provided is for the use of the Clerk's Office and State Department of
Assessments and Taxation, and the County Finance Office only.
(Type or Print in Black Ink Only All Copies Must Be Legible)

| | | | | | | | | |
|----|--|--|-------------------------------|---------------------|--|---|---|---------------------------|
| 1 | Type(s) of Instruments | ([] Check Box if Addendum Intake Form is Attached.) | | | | | | |
| | | 1 | Deed | | Mortgage | | Other | |
| | | 2 | Deed of Trust | | Lease | | Other | |
| 2 | Conveyance Check Box | X | Improved Sale Arms-Length [1] | | Unimproved Sale Arms-Length [2] | | Multiple Arms Length [3] Not an Arms-Length Sale [9] | |
| 3 | Tax (if Applicable) Cite or Explain Authority | Recordation State Transfer County Transfer | | | | | | |
| 4 | Consideration and Tax Calculations | Consideration | | Amount | | Finance Office Use Only | | |
| | | Purchase Price/Consideration | | \$410,000.00 | | Transfer and Recordation Tax Consideration | | |
| | | Any New Mortgage | | \$389,500.00 | | Transfer Tax Consideration \$ | | |
| | | Balance of Existing Mortgage | | | | x () % = \$ | | |
| | | Other: | | | | Less Exemption Amount - \$ | | |
| | | Other: | | | | Total Transfer Tax = \$ | | |
| | | Full Cash Value | | | | Recordation Tax Consideration \$ | | |
| 5 | Fees | Amount of Fees | | Doc. 1 | | Doc. 2 | | |
| | | Recording Charge | | \$20.00 | | \$ 20.00 | | |
| | | Surcharge | | \$40.00 | | \$ 40.00 | | |
| | | State Recordation Tax | | \$2,870.00 | | \$ | | |
| | | State Transfer Tax | | \$2,050.00 | | \$ | | |
| | | County Transfer Tax | | \$4,100.00 | | \$ | | |
| | | Other | | | | \$ | | |
| 6 | Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i). | District | Property Tax ID No.(1) | Grantor Liber/Folio | Map | Parcel | Var. LOG | |
| | | | 03-757-03289800 | 16969/696 | | | | 1 (5) |
| | | Subdivision Name | | | Lot | Block(3b) | Sect/AR(| Plat Ref. SqFt/Acreage(4) |
| | | Sylvan View on the Magothy | | | 3 | A | 1 | 28/22 |
| | | Location/Address of Property Being Conveyed (2) | | | | | | |
| | | 522 Sylview Drive, Pasadena, MD 21122 | | | | | | |
| | | Other Property Identifiers (if applicable) | | | | Water Meter Account No. | | |
| | | Residential [X] or Non-Residential [] | | | | Fee Simple [X] or Ground Rent [] | | Amount: SN/A |
| | | Partial Conveyance? [] Yes [X] No | | | | Description/Amt. of SqFt/Acreage Transferred: | | N/A |
| | | If Partial Conveyance, List Improvements Conveyed: N/A | | | | | | |
| 7 | Transferred From | Doc. 1 – Grantor(s) Name(s) | | | | Doc. 2 – Grantor(s) Name(s) | | |
| | | Patrick J. Connell | | | | Richard Kaschner | | |
| | | Angela M. Connell | | | | Elizabeth Kaschner | | |
| | | Doc. 1 - Owner(s) of Record, if Different from Grantor(s) | | | | Doc. 2 – Owner(s) of Record, if Different from Grantor(s) | | |
| 8 | Transferred To | Doc. 1 – Grantee(s) Name(s) | | | | Doc. 2 – Grantee(s) Name(s) | | |
| | | Richard Kaschner | | | | S. Lynne Pulford | | |
| | | Elizabeth Kaschner | | | | Jacqueline F. Gerhart | | |
| | | New Owner's (Grantee) Mailing Address | | | | | | |
| 9 | Other Names to Be Indexed | Doc. 1 – Additional Names to be Indexed (Optional) | | | | Doc. 2 – Additional Names to be Indexed (Optional) | | |
| | | | | | | Sandy Spring Bank | | |
| 10 | Contact/Mail Information | Instrument Submitted By or Contact Person | | | | | <input type="checkbox"/> Return to Contact Person | |
| | | Margo Cservek | | | | | <input type="checkbox"/> Hold for Pickup | |
| | | Firm: Lakeside Title Company | | | | | <input checked="" type="checkbox"/> Return Address Provided | |
| | | Address: 5840 Banneker Road, Suite 120, Columbia, MD 21044 | | | | | | |
| | | Phone: 410-992-1070 FAX 410-992-9409 | | | | | | |
| 11 | IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER | | | | | | | |
| | Assessment Information | X | Yes | No | Will the property being conveyed be the grantee's principal residence? | | | |
| | | | Yes | X | No Does transfer include personal property? If yes, identify: | | | |
| | | X | Yes | No | Was property surveyed? If yes, attach copy of survey (if recorded, no copy | | | |
| | Assessment Use Only - Do Not Write Below This Line | | | | | | | |
| | [] Terminal Verification [] Agricultural Verification [] Whole [] Part [] Tran. Process Verification | | | | | | | |
| | Transfer Number: | | Date Received: | | Deed Reference: | | Assigned Property No.: | |
| | Year | | | | Geo. | Map | Sub | |
| | Land | | | | Zoning | Grid | Plat | |
| | Buildings | | | | Use | Parcel | Section | |
| | Total | | | | Town Cd. | Ex. St. | Ex. Cd. | |
| | REMARKS: | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

2013 MD 10315

BK 26585 PG 384

08/29/13 02:00 PM C 0001 R 0003
Val #: 0003-096904 \$0.00
Deed of Trust - Recordation Tax - Exempt
Inst Type: Deed of Trust

LR - DOT/Mortgage Recording Fee 20.00
Grantor Name: Kaschner
Reference/Control #: LR - DOT/Mortgage Surcharge 40.00
LR - Additional Recording Fee - linked 0.00
SubTotal: 60.00
Total: 2,170.00
#1957128-7
08/30/2013 02:38 CC02-KS
#1957128 CC0501 - Anne Arundel County/CC05.01.09 - Register
09 15

*Return To: *
SANDY SPRING BANK

17801 Georgia Avenue
Olney, MD 20832
800-869-8523

Prepared By:

9112 Guilford Road Suite 2
Columbia MD 21046
301-483-6800

[Space Above This Line For Recording Data]

1315010

PURCHASE MONEY

DEED OF TRUST

MIN 100157300000139314

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

- (A) "Security Instrument" means this document, which is dated August 1st, 2013, together with all Riders to this document.
(B) "Borrower" is Richard Kaschner and Elizabeth Kaschner, Tenants by the Entirety

Borrower is the trustor under this Security Instrument.
(C) "Lender" is SANDY SPRING BANK

Lender is a Maryland Corporation organized and existing under the laws of The United States of America

MARYLAND-Single Family- Fannie Mae/Freddie Mac UNIFORM INSTRUMENT WITH MERS
Form 3021 1/01

Wolters Kluwer Financial Services
VMP 0-6A(MD) (0810)

Page 1 of 15

Initials: PK EK

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) RPD 26585, p. 0384, MSA_CE59_27025, Date available 09/09/2013. Printed 06/05/2025.

2013 AUG 30 P 3:00

RECEIVED FOR RECORD
CIRCUIT COURT A.A. COUNTY

**THIS IS THE BORROWERS
PRINCIPAL RESIDENCE**

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 |
| | | | | |
| | | | | |

FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
General Project Information

Tax ID: 3757-0328-9800

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:

| |
|---|
| <u>RESIDENTIAL SHED 12x16, 12 ft Height to be used for</u> <u>STORAGE ONLY</u> |
|---|

| | |
|---|---|
| Yes Intra-Family Transfer <input type="checkbox"/> Grandfathered Lot <input type="checkbox"/> | Yes Growth Allocation <input type="checkbox"/> Buffer Exemption Area <input type="checkbox"/> |
|---|---|

Project Type (check all that apply)

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

SITE INVENTORY (Enter acres or square feet)

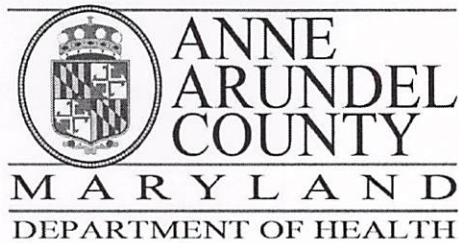
| | Acres | Sq Ft | | Acres | Sq Ft |
|------------|-------|--------|----------------------|-------|-------|
| IDA Area | | | Total Disturbed Area | - | 192 |
| LDA Area | .34 | 15,000 | # of Lots Created | | |
| RCA Area | | | | | |
| Total Area | | | | | |

| | 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 <input type="checkbox"/> | Acc. Structure Addition <input type="checkbox"/> |
| Forest Clearing <input type="checkbox"/> | Barn <input type="checkbox"/> |
| HPA Impact <input type="checkbox"/> | Deck <input type="checkbox"/> |
| Lot Coverage <input type="checkbox"/> | Dwelling <input type="checkbox"/> |
| Expanded Buffer <input type="checkbox"/> | Dwelling Addition <input type="checkbox"/> |
| Nontidal Wetlands <input type="checkbox"/> | Garage <input type="checkbox"/> |
| Setback <input checked="" type="checkbox"/> | Gazebo <input type="checkbox"/> |
| Steep Slopes <input type="checkbox"/> | Patio <input type="checkbox"/> |
| Other <input type="checkbox"/> | Pool <input type="checkbox"/> |
| | Shed <input checked="" type="checkbox"/> |
| | Other <input type="checkbox"/> |




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
www.aahealth.org

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 

DATE: July 1, 2025

RE: Richard Kaschner
522 Sylview Drive
Pasadena, MD 21122

NUMBER: 2025-0116-V

SUBJECT: Variance/Special Exception/Rezoning

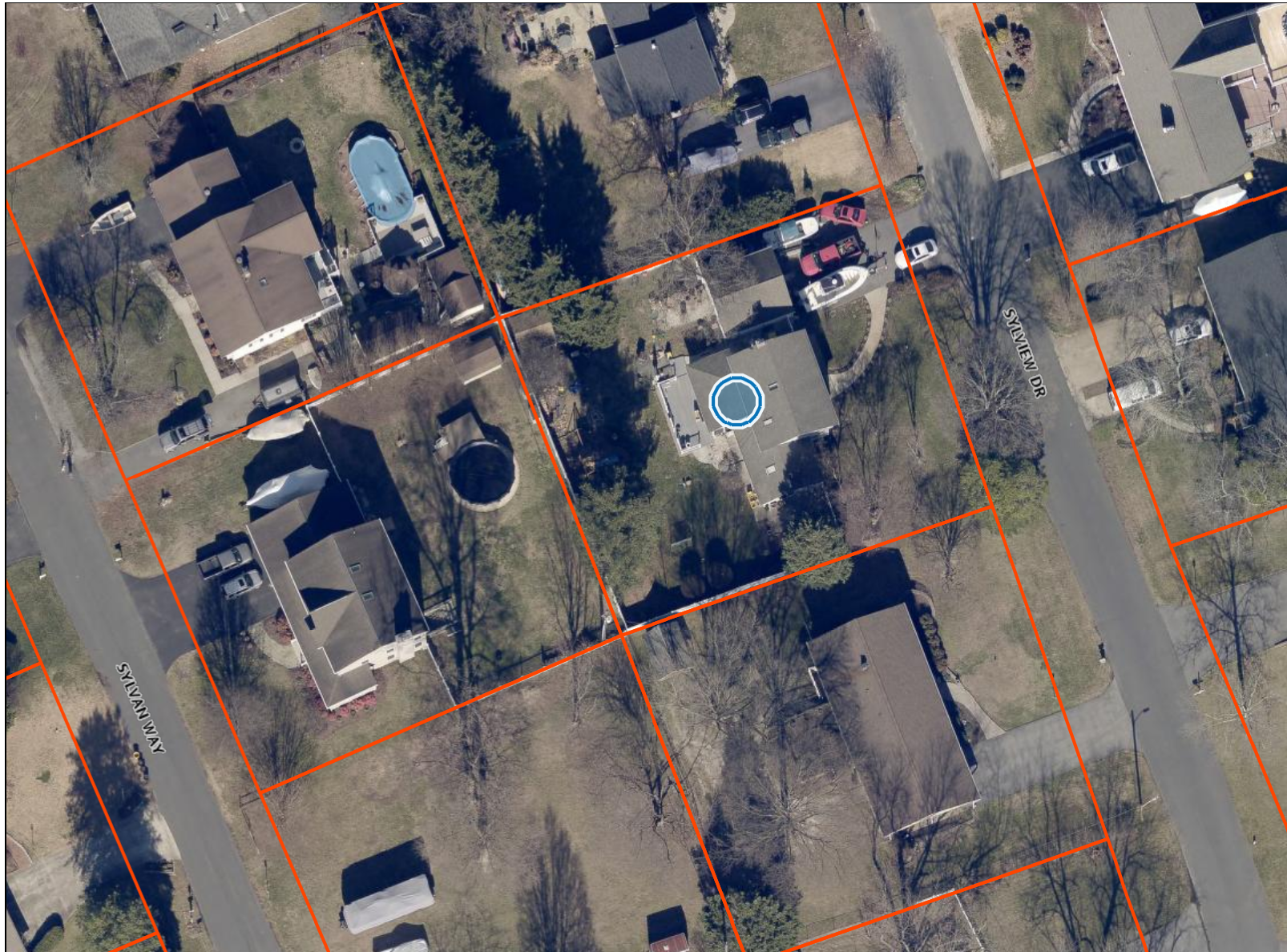
The Health Department has reviewed the above referenced variance to perfect an accessory structure (shed) with less setbacks than required.

The Health Department has reviewed the on-site sewage disposal and well water supply system for the above referenced property. The Health Department has determined that the proposed request does not adversely affect the on-site sewage disposal and well water supply systems. 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

522 Sylview Dr.



Legend

Foundation

Parcels



Parcels - Annapolis City



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none

0 50 100
ft



THIS MAP IS NOT TO BE
USED FOR NAVIGATION

Notes