

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


**APPLICANT:** William Daugherty

**ASSESSMENT DISTRICT:** 4th

**CASE NUMBER:** 2025-0120-V

**COUNCILMANIC DISTRICT:** 2nd

**HEARING DATE:** September 11, 2025

**PREPARED BY:** Donnie Dyott Jr.   
Planner

**REQUEST**

The applicant is requesting a variance to perfect a dwelling addition (carport) with less setbacks than required on property located at 7932 East Park Drive in Glen Burnie.

**LOCATION AND DESCRIPTION OF SITE**

The subject site consists of approximately 5,372 square feet of land and is identified as Lot 5A of Parcel 1053 in Block 16 on Tax Map 15 in the East Park Village subdivision, which is a cluster subdivision. The property is zoned R5 - Residential District and is currently improved with a dwelling unit that is part of a semi-detached dwelling<sup>1</sup> and associated facilities. The property is not located within the Chesapeake Bay Critical Area.

**APPLICANT'S PROPOSAL**

The applicant seeks after the fact approval to perfect the construction of a carport addition that was added to the south side of the existing dwelling on December 29, 2024. The carport addition consists of approximately 260 square feet and measures approximately 10' X 26' with a peak height of 12 feet. The attached carport is constructed with a roof attached to the dwelling with support posts and is open on three sides.

**REQUESTED VARIANCES**

§ 18-4-701 of the Anne Arundel County Zoning Code stipulates that principal structures in an R5 - Residential District shall be set back a minimum of 7 feet from the side lot lines. As constructed, the carport addition is located as close as 1 foot from the south side lot line, necessitating a variance of 6 feet.

**AGENCY COMMENTS**

The **Health Department** commented that they have no objection to the request as the property is served by public water and sewer facilities.

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<sup>1</sup> Per Bill 72-24 effective July 1, 2025 semi-detached dwellings were removed from the Code and the dwelling would now be considered as a duplex dwelling. The applicant filed a permit for the carport prior to July 1, 2025 so the proposal will be reviewed under the Code provisions before Bill 72-24 went into effect.

The **Maryland Aviation Administration** commented that an Airport Zoning Permit is required in accordance with COMAR 11.06.03.03A.

## **FINDINGS**

The applicant describes that the carport structure was constructed on December 29, 2024 to address accessibility challenges related to his physical health. It is described that the applicant has a disability that causes ongoing mobility limitations and the carport provides a covered step free parking area which allows safe access to the vehicle and home. During inclement weather having uncovered parking presents significant safety concerns. The applicant has also provided a letter from a physician outlining his conditions and states that the carport is beneficial to his health and independence.

Development of a covered parking area is constrained by the location of the existing dwelling and driveway which is located on the south side of the structure. These locations leave only 11 feet between the dwelling and property line which is not adequate to construct a carport with a width to allow safe parking of a vehicle. Unique to this property is the presence of a 10 foot walkway to the south which leads to a recreation area parcel to the rear of the lot. While this Office doesn't typically recommend approval of setback variances less than 3 feet from the property line, the presence of the 10 foot walkway space provides a buffer between the subject property and the neighboring property to the south. Given these features and the applicant's medical conditions outlined in the physician's letter, denial of the variance may cause the applicant practical difficulties.

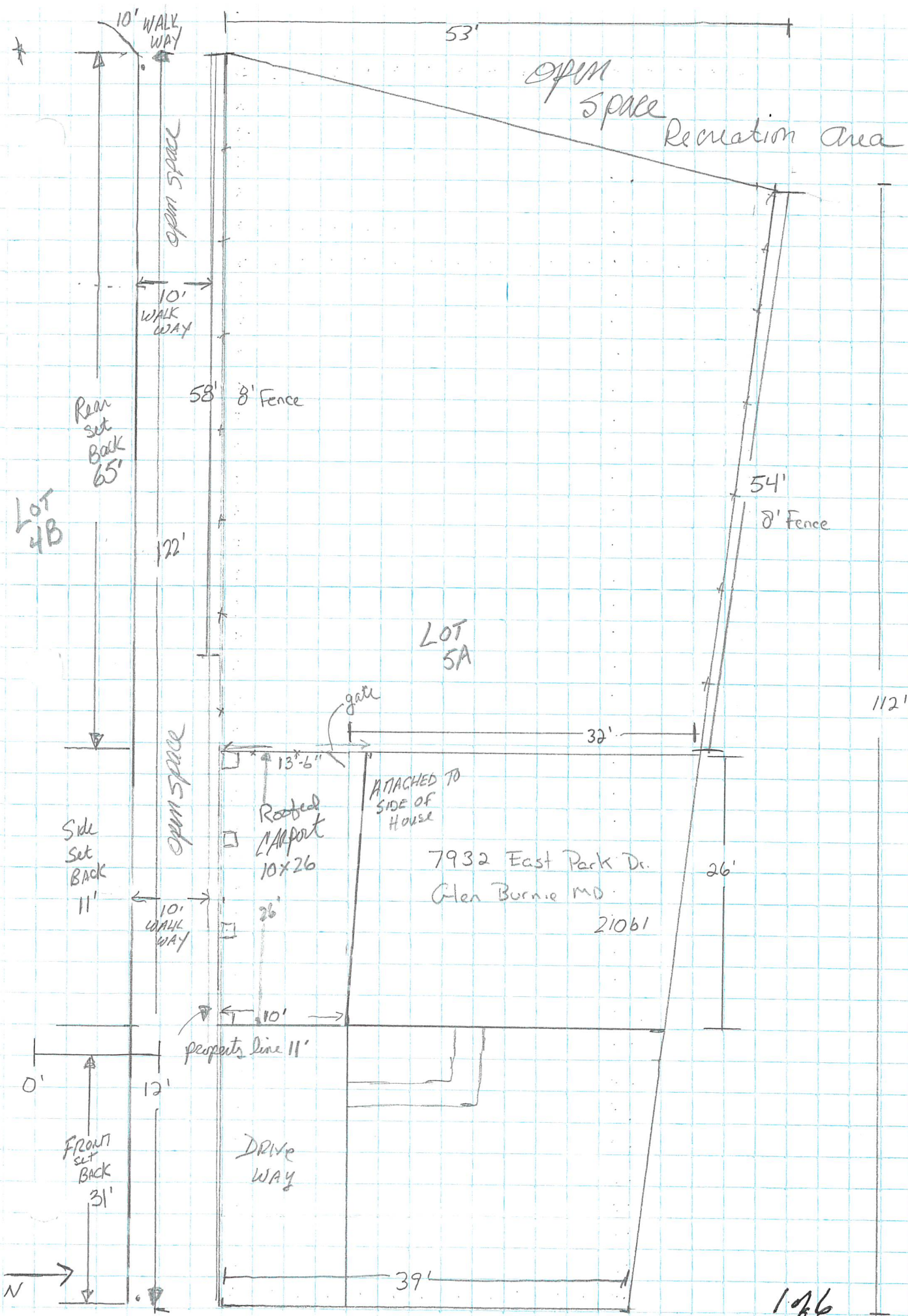
The carport is 10 feet wide and is constructed 1 foot off of the property line. It is open on three sides with only support posts along the lot line. The 1 foot of separation should provide adequate room to provide maintenance of the support posts while not encroaching onto the 10 foot walkway area. As such the variance can be considered as the minimum necessary to afford relief from this Office.

There is no evidence that the proposed variance would alter the essential character of the neighborhood or be detrimental to the public welfare. The variance would not appear to cause any adverse effects to neighboring properties and will not reduce forest cover in the LDA or RCA.

## **RECOMMENDATION**

Based upon the standards set forth in § 18-16-305 under which a variance may be granted, this Office recommends **approval** of a zoning variance to §18-4-701 to perfect the construction of the dwelling addition (carport) as shown on the site plan.

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.



May 20, 2025

Dear Office of Planning and Zoning,

I am requesting a variance for a roofed addition for parking on my property of 7932 East Park Drive, Glen Burnie, MD 21061.

Dimensions of the structure are as follows: 10' X 26' totaling 260 sq ft with the peak height of 12'. The existing house peak is height 20'7" the house is 832 sq ft. My proposed side set back is 12" with the rear setback of 65'. The front setback of the carport structure is 31'. The house rear setback is 53' from the rear setback. The date that the carport was built was 12/29/24. There is a 10-foot-wide walkway between my house and the neighbor's driveway located at 7934 East Park Drive. This space, illustrated in Exhibit A, further supports that the carport does not encroach upon neighboring properties and maintains a respectful and practical distance.

I am writing this letter to justify the request for the variance of the carport that has been added to my property. This structure is not a matter of convenience but a necessity due to my disability and ongoing medical needs.

The primary reason for installing the carport is to address specific accessibility challenges related to my physical health. I have a documented disability and hold a valid handicap parking permit. Over the years, I have undergone multiple surgeries, and as a result, I experience ongoing mobility limitations. The carport was constructed with these challenges in mind.

Having a covered, step-free parking area allows me to enter and exit my vehicle safely and directly access my home without the need to navigate stairs. This is especially important during inclement weather, when conditions such as rain, snow, or ice can pose a serious safety risk. The carport helps minimize these hazards and supports my ability to live independently in my home.

This structure was added not for aesthetic or recreational purposes, but out of necessity to support my health, safety, and mobility. I appreciate your understanding and consideration as I seek a reasonable accommodation to meet my daily needs.

The total lot size of my property is 5,437 square feet, with 2,242 square feet currently covered by structures, including the recently added carport. The carport is situated on the side of the property, which backs up to a large open space and the I-97 highway sound barrier wall—meaning there are no neighboring homes directly behind my residence.

Importantly, East Park Village does not have a Homeowners Association, and there are multiple homes in the neighborhood that feature carports, sheds, and garages of various styles and sizes (see photos). The addition of my carport is consistent with these existing structures and will not

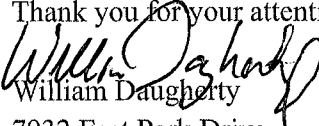


alter the character of the neighborhood or negatively impact the use or enjoyment of adjacent properties.

Visually and structurally, the carport was designed to blend seamlessly with my home and it is architecturally and unobstructive in appearance.

In conclusion, I respectfully request approval for a variance related to the placement of the carport on my property. The current location was carefully chosen to provide both essential functionality and to maintain a visually cohesive and respectful appearance within the neighborhood. It is an important and practical addition that supports my daily needs while preserving the aesthetic character of the community.

Thank you for your attention to this matter and for your thoughtful consideration of my request.

  
William Daugherty  
7932 East Park Drive  
Glen Burnie, MD 21061

**Jassi Primary Care PA  
325 HOSPITAL DR  
GLEN BURNIE MD 21061-5807  
443-410-3161**

**SUKHPAL JASSI MD FACP**

**03/25/2025**

To whom it may concern,

William Daugherty (DOB 03/22/1955) is a patient being treated by our office for his medical conditions which include Left hip replacement, Knee replacements and Atrial Fibrillation. Due to his disabling conditions walking up and down stairs is extremely hard for him. He also is at risk for fractures that will debilitate him and could cause him to be completely immobile. He has a covering over the place he parks so that he does not need to walk up and down stairs to comfortably access his house without assistance and keeps him out of the elements to reduce the risk of physical harm leading to further disabilities. This cover is beneficial to his health and independence.

If you have any questions in this regard, please do not hesitate to call my office.

Sincerely,



**SUKHPAL JASSI MD FACP  
3/25/2025 7:55 AM (EDT)**

JASSI PRIMARY CARE PA  
325 HOSPITAL DRIVE SUITE 205  
GLENBURNIE MD 21061

BOOK 4046 PAGE 331

**This Deed,** MADE THIS 17th day of March

in the year one thousand nine hundred and eighty-six by and between

RAYMOND PAUL MONCZEWSKI and TRUDY ANN MONCZEWSKI, his wife, of Anne Arundel County

of the State of Maryland, Parties of the first part, and

WILLIAM MICHAEL DAUGHERTY and JANICE ELAINE DAUGHERTY, his wife, Parties

of the second part.

WITNESSETH, That in consideration of the sum of Seventy-Seven Thousand and 00/100ths (\$77,000.00) Dollars, the receipt of which is hereby acknowledged,

the said Parties of the First Part

RECORDING FEE 14.00  
 RECORDING TAX 537.00  
 TRANS. TAX 335.00  
 COUNTY TAX 770.00  
 POSTAGE .50  
 MD1630 CD40 801 110:022  
 APR 2 1986

do grant and convey to the said Parties of the Second Part as tenants by the entireties, their assigns, the survivor of them and the survivor's

personal representatives/successors and assigns, in fee simple, all that

lot of ground situate in Fourth Election District of Anne Arundel County, State of Maryland and described as follows, that is to say:

BEING known and designated as Lot No. 5-A, as shown on a Plat entitled "East Park Village", which Plat is recorded among the Land Records of Anne Arundel County in Plat Book No. 60, folio 23. The improvements thereon being known as No. 7932 East Park Drive. TOGETHER with and SUBJECT to the rights of others to the use of a 10 foot walkway contiguous to the south 122.36 foot side of Lot 5-A as shown on the aforesaid plat.

BEING the same lot of ground which by Deed dated July 17, 1978 and recorded among the Land Records of Anne Arundel County in Liber WGL No. 3107, folio 763 was granted and conveyed by Pointfield Landing, Inc. unto Raymond Paul Monczewski and Trudy Ann Monczewski, his wife.

WE HEREBY CERTIFY THAT THE PROPERTY DESCRIBED IN THE DEED OF CONVEYANCE HAS BEEN TRANSFERRED TO THE ASSESSMENT RECORDS OF ANNE ARUNDEL COUNTY AS PROVIDED FOR UNDER ART. 81, SEC. 3-104 OF THE MARYLAND CODE.  
 KENNETH H. TECHANIK  
 SUPERVISOR OF ASSESSMENTS

1986 APR -2 AM 10:13

E. ANDERSON COLLISON  
CLERK

140  
 577.00  
 335.00  
 770.00  
 50

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To HAVE AND TO HOLD the said described lot of ground and premises to the said Parties of the Second Part as tenants by the entireties, their assigns, the survivor of them and the survivor's

personal representatives/~~EXECUTORS~~ and assigns, in fee simple.

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of said grantors

Test:

Raymond Paul Monczewski (SEAL)  
RAYMOND PAUL MONCZEWSKI

Trudy Ann Monczewski (SEAL)  
TRUDY ANN MONCZEWSKI

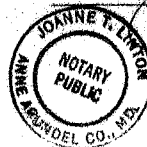
STATE OF MARYLAND, Co. of Anne Arundel wit:

I HEREBY CERTIFY, That on this 17th day of March, in the year one thousand nine hundred and eighty-six, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared RAYMOND PAUL MONCZEWSKI and TRUDY ANN MONCZEWSKI, his wife known to me (or satisfactorily proven) to be the persons whose names ~~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.

My Commission expires:

July 1, 1986

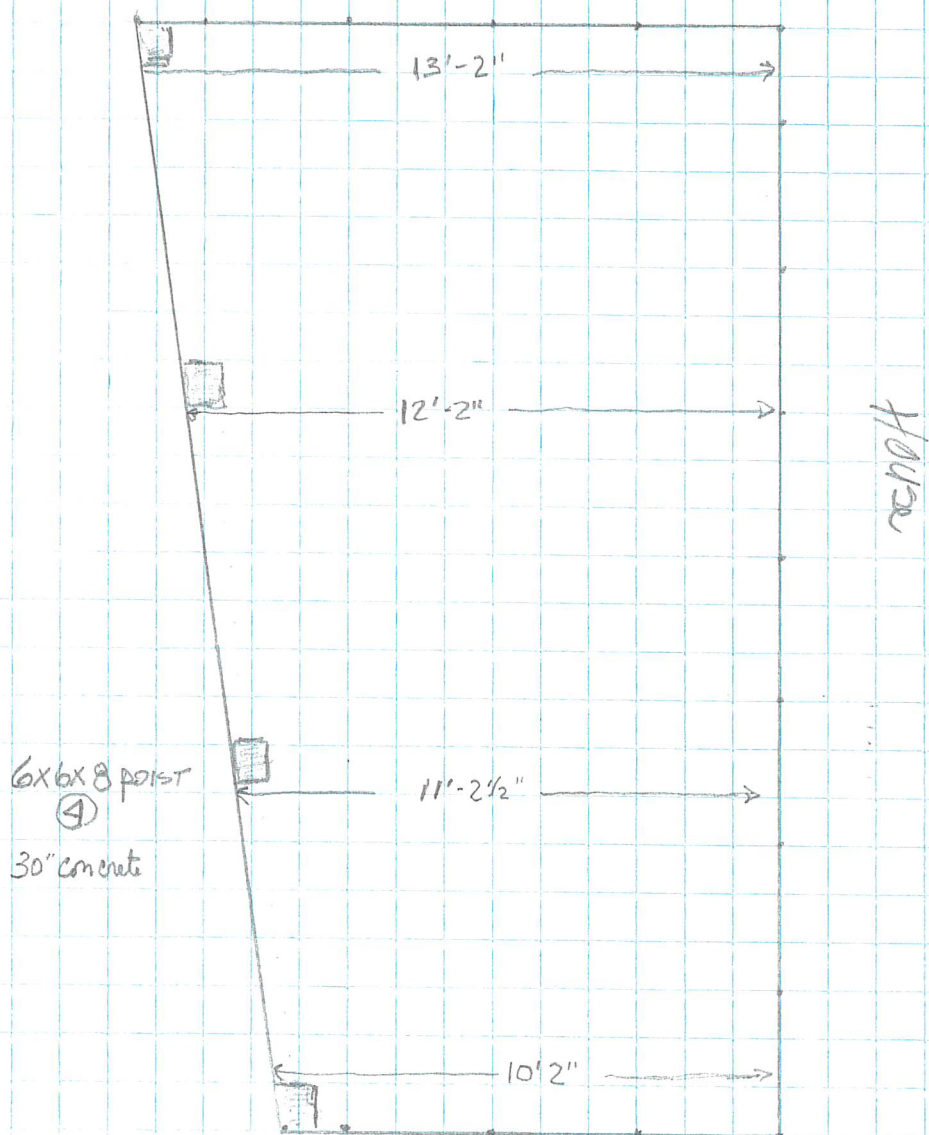


Joanne T. Linton  
Notary Public

Mail to William M. Daugherty

#

1

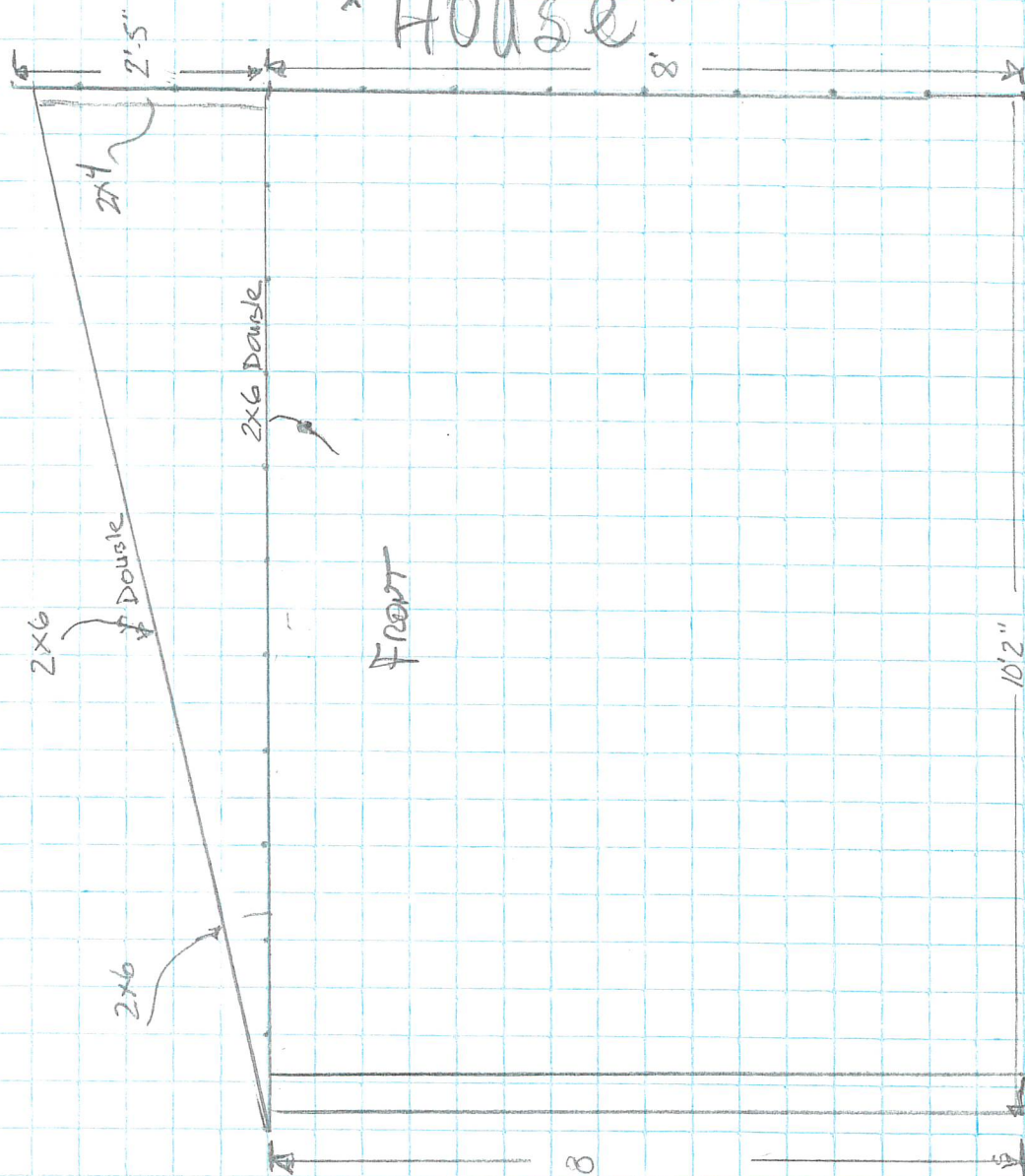




\* House \*

#2

1/2 plywood  
25 yr Roofing shingles



FRONT

6x6

30' concrete

1'

3 of 6

House

#3

1/2 plywood  
05 y. Shingles

2x4

2'5"

8'

2x6 Double

2x6 Double

Lean

13'3"

6x6

8'

Am

786



HOUSE

ROOFING 16" center

2x6 Header

#14

#14 Double

1/2 Plywood & 25yr Shingles

2x6 Double

5 of 6

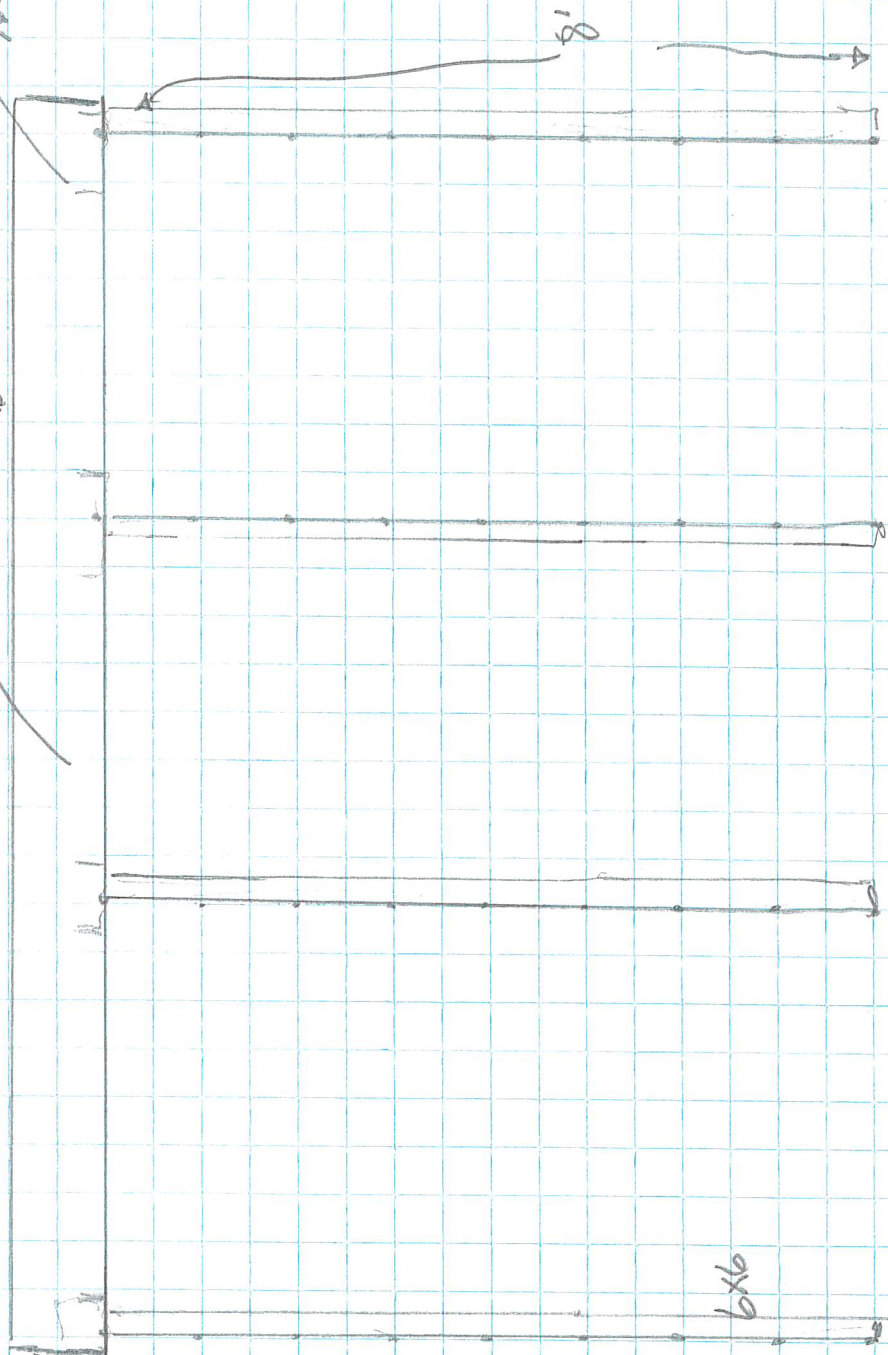


#5

Side 26' long

2x10 Double Board

NOTCHED ON 6x6



6x6

Please see attached photos of other accessory structures in the  
neighborhood





# Similar Structures

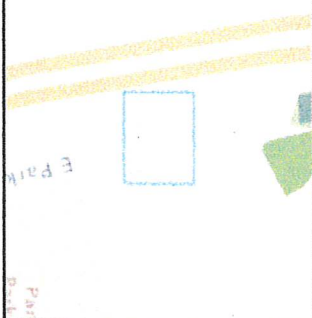


Esri Community Maps Contributors, County of Anne Arundel, VGIN, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA



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.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



## Legend

Foundation  
Addressing

Parcels

City of Annapolis Parcels

Labeling

Basemap Label

Similar Structures



## Notes



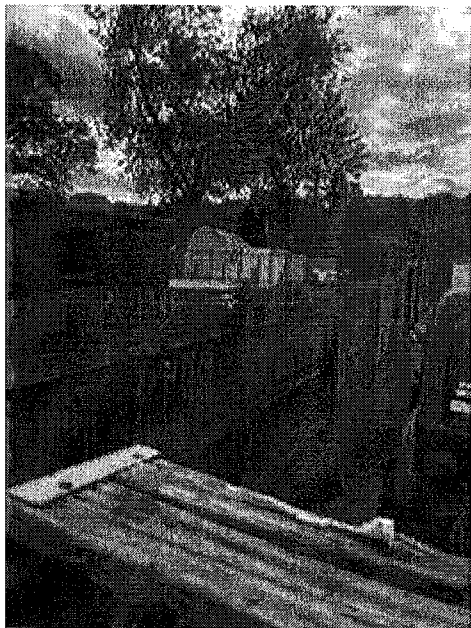


Esri Community Maps Contributors, County of Anne Arundel, VG

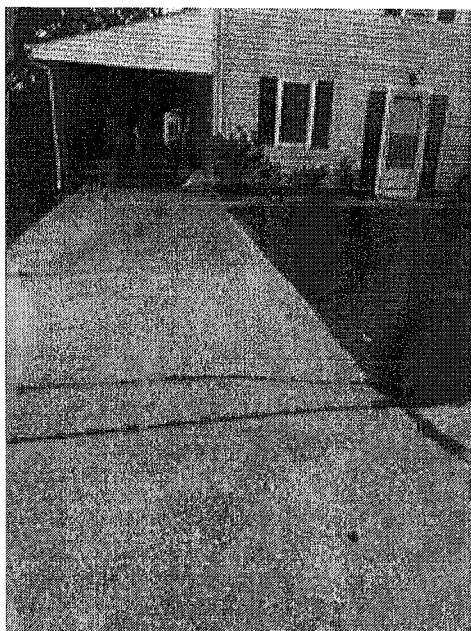
40ft

0 10 20 30 40 Feet



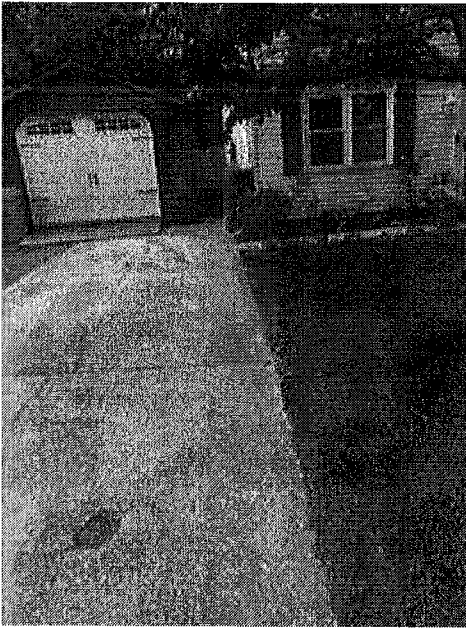


7936

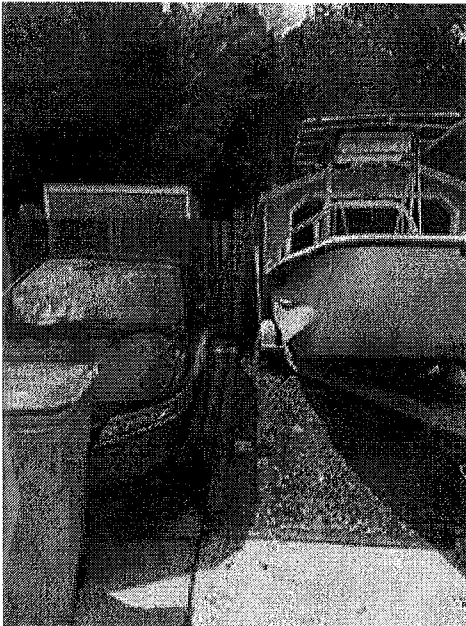


7940

Sent from my iPhone

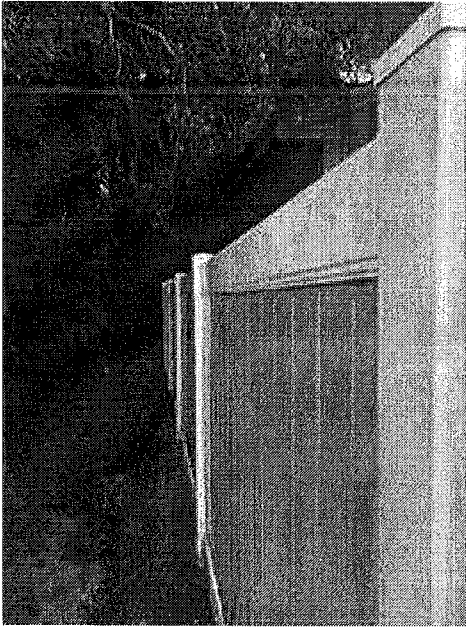


7924 East Park Drive

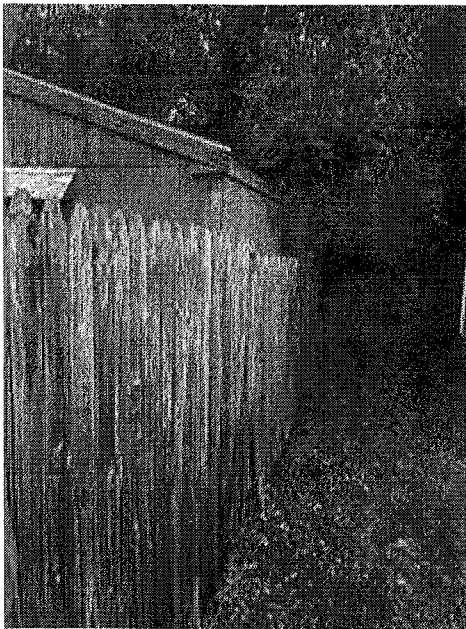


7923 East Park Drive

Sent from my iPhone



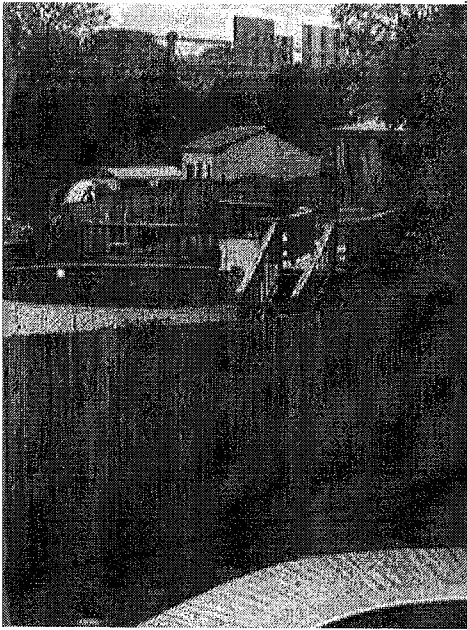
559  
E. PARK CT.



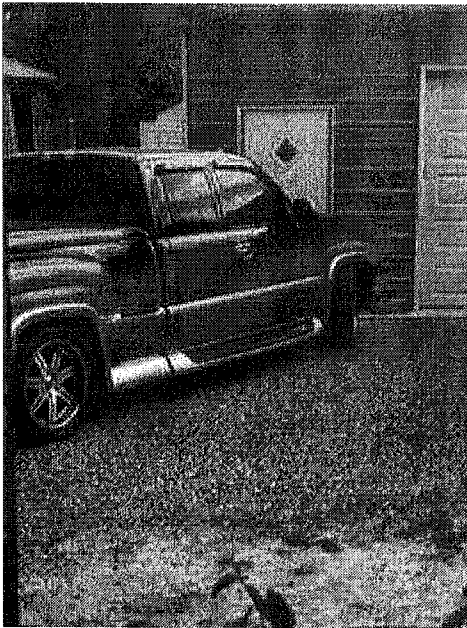
557  
E. PARK COURT

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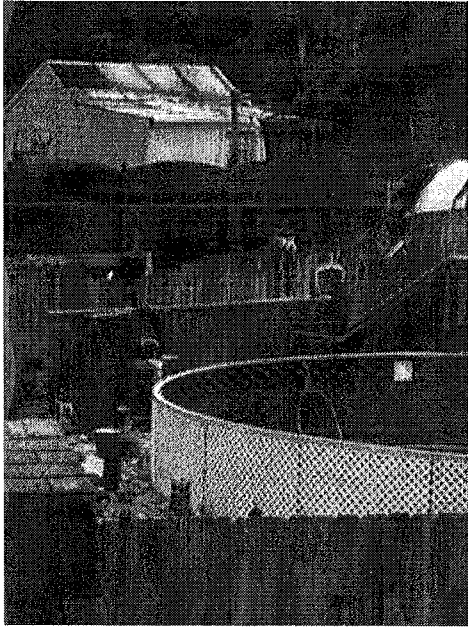




7936 East Park Drive



7934 East Park Drive



7938 East Park Drive

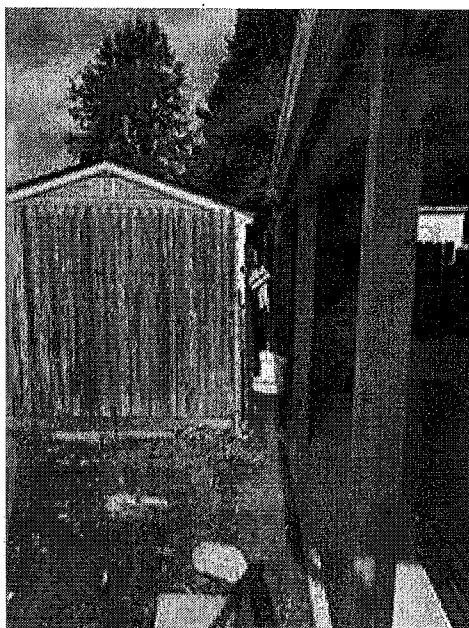
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(No subject)

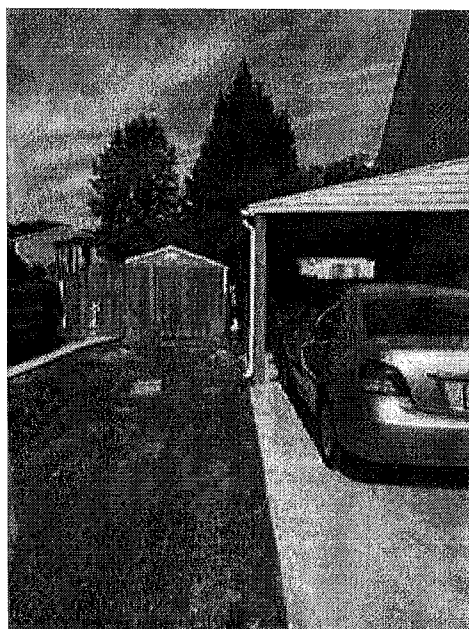
From William Daugherty <billyd57d@icloud.com>

Date Thu 5/29/2025 11:22 AM

To Billy Daugherty <billyd57@hotmail.com>



7932 East Park Drive  
10' WALK THRU



7932 East Park Drive  
CARPORT -  
10' WALK THRU





garage

7936 + 7934  
East Park Drive  
(Both Have  
Garages)





**7923 EAST PARK DRIVE**

7923 East Park Drive.






**7910 EAST PARK DRIVE**

7910 East Park Drive.





7943 East Park Drive

**7943 EAST PARK DRIVE**





**557 EAST PARK CT  
(2) GARAGES**

557 East Park Ct.  
(Garage)





564 East Park Ct.  
**564 EAST PARK CT.**



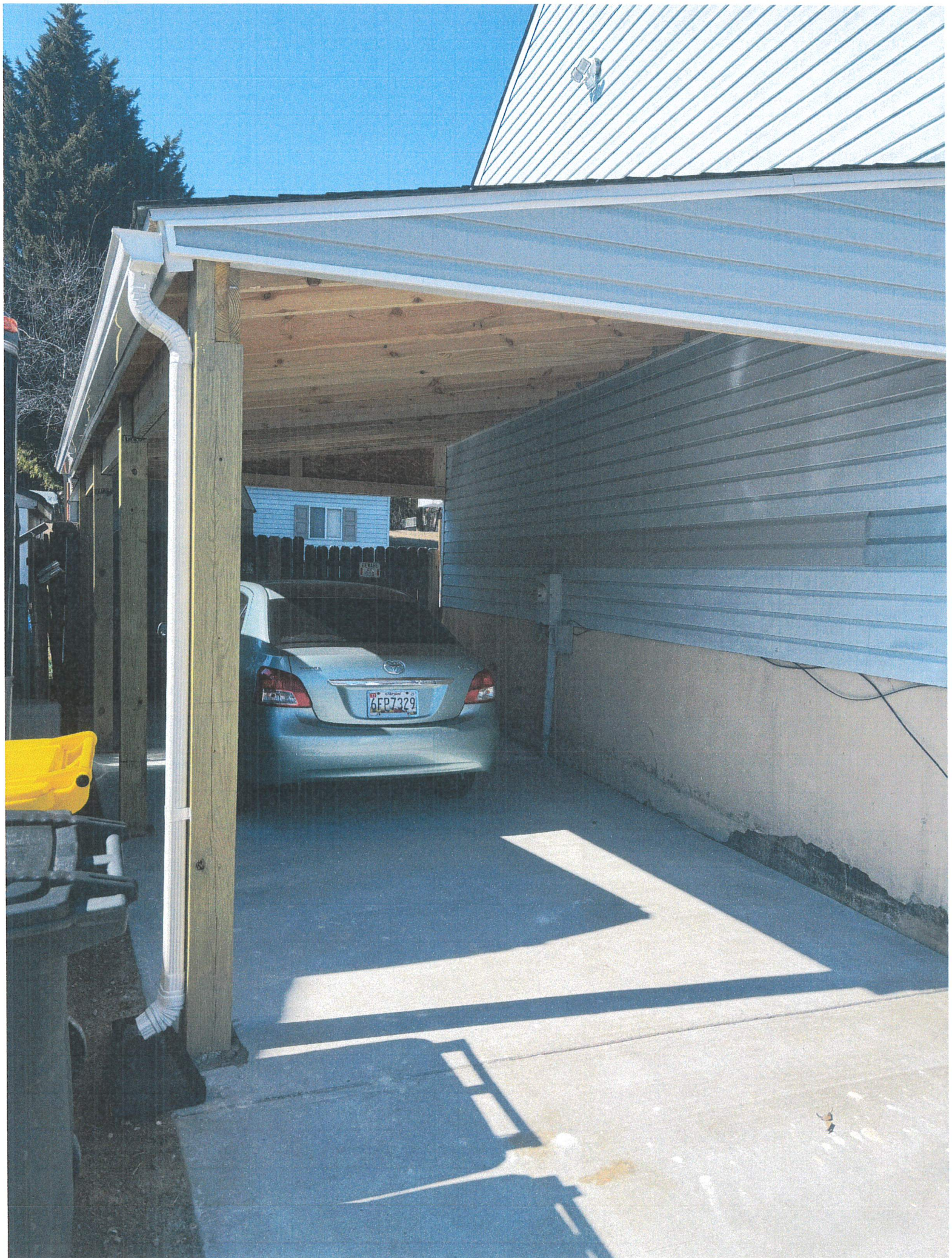
**556 EAST PARK CT**

556 East Park Ct.

7935 East Park Ct.

**7935 EAST PARK DR**

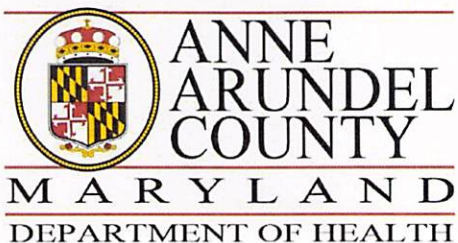












J. Howard Beard Health Services Building  
3 Harry S. Truman Parkway  
Annapolis, Maryland 21401  
Phone: 410-222-7095 Fax: 410-222-7294  
Maryland Relay (TTY): 711  
www.aahealth.org

**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

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

DATE: June 24, 2025

RE: William M. Daugherty  
7932 Park Drive  
Glen Burnie, MD 21061

NUMBER: 2025-0120-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to perfect a dwelling addition (carport) 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

2025-0120-V

Menu Cancel Help

Task Details MDOT MAA

Assigned Date

06/17/2025

Assigned to

Shawn Ames

Current Status

Complete w/ Comments

Action By

Shawn Ames

Comments

Airport Zoning Permit required in accordance with COMAR 11.06.03.03A. Permit can be acquired through Maryland Aviation Administration website.

End Time

Billable

No

Time Tracking Start Date

In Possession Time (hrs)

Estimated Hours

0.0

Comment Display in ACA

☒ All ACA Users

☒ Record Creator

☒ Licensed Professional

☒ Contact

☒ Owner

Due Date

07/08/2025

Assigned to Department

MDOT MAA

Status Date

07/09/2025

Overtime

No

Start Time

Hours Spent

0.0

Action by Department

MDOT MAA

Est. Completion Date

☐ Display E-mail Address in ACA

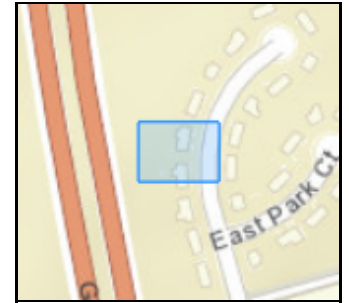
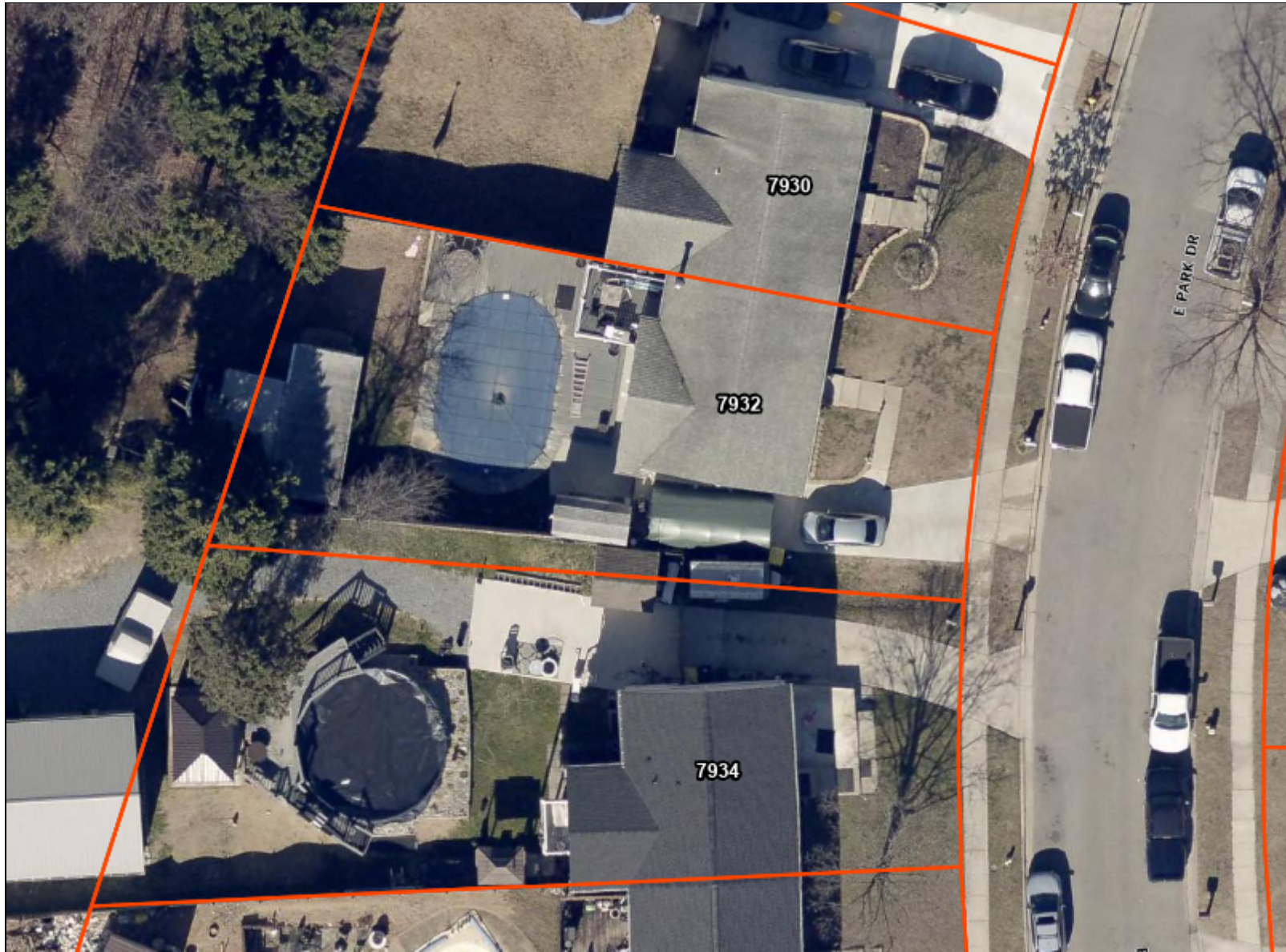
☒ Display Comment in ACA

Task Specific Information

Expiration Date	Review Notes	Reviewer Name
Reviewer Phone Number	Reviewer Email	



# Map Title



## Legend

### Foundation

#### Addressing



#### Parcels



#### Parcels - Annapolis City



### Planning

#### Community Development



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.

none



0 30 60  
ft



THIS MAP IS NOT TO BE  
USED FOR NAVIGATION

## Notes