

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

APPLICANT: Trever & Grace Belden

ASSESSMENT DISTRICT: 7

CASE NUMBER: 2025-0122-V

COUNCIL DISTRICT: 7

HEARING DATE: September 16, 2025

PREPARED BY: Joan A. Jenkins
Planner III



REQUEST

The applicants are requesting a variance to allow a dwelling addition (garage with second floor accessory dwelling unit (ADU) and stairs) with less setbacks than required on property located at 946 Bay Drive in Deale.

LOCATION AND DESCRIPTION OF SITE

The subject property consists of 7,859 square feet of land and is located with frontage on the southwest side of Bay Drive, zero (0) feet northeast of 5th Street. The property is identified as Lots 45-47 on Parcel 84 in Grid 3 on Tax Map 78 in Block J of the Deale Beach subdivision. The property is zoned R5 - Residential District. This property lies entirely within the Critical Area Overlay and is designated as LDA - Limited Development Area. The site is currently improved with a two-story single-family detached dwelling, a shed¹, and a circular gravel seating area. The site is served by a private well and public sewer.

PROPOSAL

The applicants propose to construct a two-car garage (24' x 22') with a second-story accessory dwelling unit (27' x 22' ADU) including a balcony on the Bay Road side. This structure will be attached to the existing two-story dwelling by a set of stairs that run between the two buildings four feet wide. The garage will have a footprint on the ground of 24' x 22' but will have a 3' cantilever making the total coverage 27' by 22' (594 sq ft).

REQUESTED VARIANCE

§18-4-701 of the Anne Arundel County Code requires that a principal structure in an R5 District shall be set back a minimum of 25 feet from the front lot line. The applicant proposes to construct a

¹ The site plan shows a shed in the northern corner, that shed has been removed. This Office notes that a circular gravel area and an existing shed next to the garage have not been shown on the site plan.

dwelling addition which will be 7 feet from the front lot line requiring a variance of 18 feet.²

FINDINGS

The subject property is an oddly shaped lot that has an acutely angled corner with the front lot line having been determined to be 5th Street and the corner side being Bay Drive based on the location of the existing development. The property meets the area and width requirement of the R5 District. According to State Tax Assessment records the house was constructed in 2001. This is a developed lot where denial would not create a hardship in the use of the lot.

According to the Critical Area Project Notification form the lot has 905 square feet of lot coverage. It appears that the gravel area, shed, sidewalk, and driveway were not included in the lot coverage calculation on the Critical Area Project Notification Form. This Office estimated 2,553 square feet of lot coverage using the site plan measurements and County mapping tools. At 2,553 square feet the property appears to be over the maximum lot coverage allowed (per § 17-8-402 25% of the parcel plus 500 square feet or 2,464 square feet) and has not accounted for a reduction in lot coverage for an overage, required by § 17-8-403, with calculations to show compliance or an approved modification. With the addition of 594 square feet of lot coverage for the garage and 108 square feet of lot coverage for the roof over the stairs there will be approximately 3,219 square feet of lot coverage once the project is complete. A variance to the maximum allowable lot coverage has not been requested.

The current County aerial photograph from 2025 reveals an eclectic mix of various sized houses and lot sizes and shapes in this area. The existing dwelling on the property is located with the front door oriented to Bay Drive and the driveway is accessed from the 5th Street side of the property. There is a small shed near the driveway off 5th Street. This shed appears to have been part of permit B02257059 which approved two sheds, one 12' by 8' and one 6' by 6'. The larger shed appears to have been removed sometime between 2020 and 2021.

The applicant has written that there is a need for parking more vehicles on the property. Street parking requires the vehicles to occupy the roadway. The garage would provide a secure location to prevent damage and theft. In addition, the second floor living space would allow for a family member with declining health to have independent living. The letter of explanation indicates that the property is within the critical area and the writer seems to believe that the critical area is causing the need for the variance. This is a setback variance and there have been no critical area variances requested. This application for setbacks would be the same if it were outside the critical area.

A variance case 1996-0040-V at 946 Bay Drive granted a rear setback variance to allow a walk-in entry way with less setbacks than required seven feet from the rear lot line. That same property was granted a variance in case 1994-0433-V for a two-foot variance to the rear property line. A variance case 2006-0047-V at 5986 6th Street granted a front setback variance for dwelling additions, however, the property was an undersized lot unlike this lot which meets size requirements.

² The site plan indicates that the level of accuracy of distances to apparent property lines is 3' +/- so the addition could be as close as 4 feet from the front property line requiring a variance of 16 feet.

The **Health Department** commented that they have reviewed the well water supply system for the property and determined that the proposed request does not adversely affect the system therefore, there is no objection to the variance request.

The **Department of Inspections and Permits (Engineering Section)** commented on items that needed revision on the site plan and discrepancies in information in the letter of explanation and the site plan. They noted the level of inaccuracy of 3' +/- on the site plan. The engineering section did not make any comments regarding the variance.

Our Office communicated extensively with the applicant's representative via email and phone to secure a more precise site plan. Unfortunately, due to a snafu, a more accurate site plan did not make its way into the record in time for this recommendation report. Therefore, the application was evaluated based on the site plan currently on record.

The granting of the variances will not impair the appropriate use or development of adjacent properties as the structure will meet all setbacks to adjacent properties. The variances will not be contrary to acceptable clearing and replanting practices. The granting of the variances will not be detrimental to the public welfare. Although this is a corner lot there is a sufficient corner sight triangle maintained.

However, for the granting of a zoning variance, a determination must be made as to whether because of certain unique physical conditions peculiar to and inherent in the particular lot 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. Variances should only be granted if in strict harmony with the spirit and intent of the zoning regulations and only in such a manner as to grant relief without substantial injury to the public health, safety and general welfare. The need sufficient to justify a variance must be substantial and urgent and not merely for the convenience of the applicant.

This is a developed lot with adequate parking for the single-family detached dwelling. The applicants are proposing an accessory dwelling unit which does not require additional parking. An analysis of 2025 Google Street View reveals that newly constructed two-story homes in this neighborhood commonly incorporate integrated garages, occasionally extending to two stories as part of the main dwelling. Therefore, a garage itself is not uncharacteristic. The proposed design, which would create the appearance of two distinct houses joined by stairs and a roof and positioned only seven feet from the roadway, is inconsistent with the neighborhood's character, as nearby properties do not feature multiple houses on a single lot.

Evaluating site planning alternatives is not a requirement for all variances though it would be a requirement for a critical area lot coverage variance. The applicants should consider a one-story ADU attached directly to the existing house and located closer to Bay Drive which may be able to be accomplished without a setback variance. A garage is not considered a necessity. Reconfiguration of the driveway by removal of the existing 1,240 square feet of driveway and construction of a driveway three cars wide 18 feet by 27 feet (486 square feet) would allow space for three vehicles to be parked (a standard parking space is 18 feet by 9) and eliminate approximately 754 square feet of lot coverage.

Alternatively, new structure over existing lot coverage and removal of driveway will decrease overall lot coverage.

Since the lot coverage calculations show that the property is already over the maximum allowed and no calculations have been shown that this is or can be remedied and there has not been a modification application approved along with the potential to reconfigure lot coverage to allow an addition without the need for a setback variance, the variance request cannot be considered the minimum necessary to provide relief.

RECOMMENDATION

Based upon the standards set forth in §18-16-305, under which a variance may be granted, the Office of Planning and Zoning recommends ***denial*** of a variance to § 18-4-701 of 18 feet to allow a dwelling addition to be constructed 7 feet from the front lot line as shown on the site plan submitted.

DISCLAIMER: This recommendation does not constitute a building permit. In order for the applicant to construct the structure(s) as proposed, the applicant 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.

THIS DOCUMENT IS CERTIFIED TO

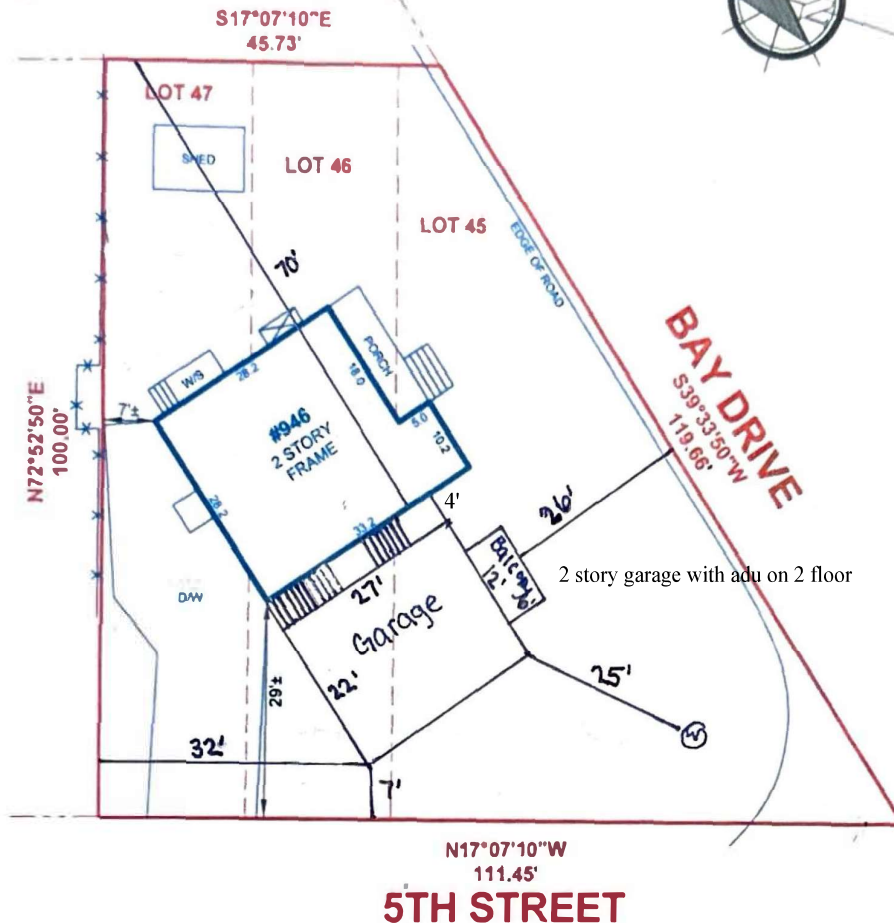
Chancellor
Title Services, Inc.

CASE # 01163-18



Laura Hostelley
3905 Mountain Road
Pasadena, MD 21122
410-437-3311

NOTE:
ENCROACHMENTS
MAY EXIST



THE LEVEL OF ACCURACY OF
DISTANCES TO APPARENT
PROPERTY LINES IS

3±

LOCATION DRAWING OF:

#946 BAY DRIVE
LOTS 45 - 47

BLOCK J

DEALE BEACH

PLAT BOOK 9, PLAT 50

ANNE ARUNDEL COUNTY, MARYLAND

SCALE: 1"=20' DATE 06-21-2018

DRAWN BY: AP FILE # 185003-663

LEGEND

— FENCE
B/E - BASEMENT ENTRANCE
B/W - BAY WINDOW
B/R - BRICK
B/L - BLDG. RESTRICTION LINE
B/M - BASEMENT
C/S - CONCRETE STOOP
C/C - CONCRETE
D/W - DRIVEWAY
F/R - FRAME
M/C - MACADAM
G - GATE
O/R - OVERHANG
P/U - PUBLIC UTILITY EMBT

COLOR KEY:

(RED) - RECORD INFORMATION
(BLUE) - IMPROVEMENTS
(GREEN) - EASMENTS & RESTRICTION LINES

A Land Surveying Company



DULEY
and
Associates, Inc.

Serving D.C. and MD.

14604 Elm Street, Upper Marlboro, MD 20772

Phone: 301-888-1111

Email: orders@duley.biz

Fax: 301-888-1114

On the web: www.duley.biz



SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED HEREIN AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 12 CHAPTER 08 13 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCES, BUILDING, OR OTHER IMPROVEMENTS. THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING. THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar as it is required by a LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTINGENTLY TRANSFER, FINANCING OR REFINANCING. NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THIS COMPANY. SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS OF RECORD. BUILDING RESTRICTION LINES AND EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY. IMPROVEMENTS WHICH IN THE SURVEYOR'S OPINION APPEAR TO BE IN A STATE OF DISREPAIR OR MAY BE CONSIDERED TEMPORARY MAY NOT BE SHOWN. IF IT APPEARS ENCROACHMENTS MAY EXIST, A BOUNDARY SURVEY IS RECOMMENDED.

DULEY & ASSOC.

WILL GIVE YOU A 100%
FULL CREDIT TOWARDS
UPGRADING THIS
SURVEY TO A
"BOUNDARY/STAKE"
SURVEY FOR ONE
YEAR FROM THE DATE
OF THIS SURVEY.

(EXCLUDING D.C. & BALT. CITY)

Trever and Grace Belden

946 Bay Drive
Deale, MD 20751

Letter of Explanation for Variance Request

Property Address: 946 Bay Drive, Deale, MD 20751

Tax Account Number: 07-235-90099752

To Whom It May Concern:

We are submitting this Letter of Explanation in support of our application for a variance from the 25-foot front yard setback requirement under the Anne Arundel County Zoning Ordinance. We are requesting approval to construct a garage that would be located approximately seven (7) feet from the front property line. This request is made in light of several unique challenges posed by the lot's configuration, location, and important family considerations.

Our property is located along the Chesapeake Bay. The lot lies outside of the mean high water line and is subject to critical area regulations due to its proximity to the water. These environmental constraints significantly restrict the buildable area and contribute to the practical difficulty of complying with standard setback requirements. The proposed structure will be built on the inland positioned to avoid encroachment into the Critical Area buffer zone while maintaining access and functional use.

The requested variance is necessary due to both physical and family needs. The existing driveway does not provide sufficient space for Trever and Grace Belden along with Trever's father to park all family vehicles. Bay Drive is a narrow road with limited shoulder space, and street parking requires vehicles to partially occupy the roadway, creating a significant safety concern. In addition, unsecured vehicles left on the street are vulnerable to both damage and theft. A garage would provide a secure and practical solution to these ongoing concerns.

More importantly, the proposed garage will include a modest living space for Trever's elderly father, who recently relocated from across the country to live with the family. He moved due to his declining health and the challenges of being so far from his family, which made receiving proper care and support increasingly difficult. The existing home does not have a basement or additional bedroom that could accommodate him. Incorporating a small living area into the garage will provide him with a private, comfortable space where he can maintain a sense of independence while still receiving daily care and supervision from his family. This arrangement is vital for his well-being and enables Trever and Grace to meet their caregiving responsibilities while preserving their own household space.

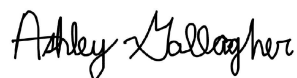
The proposed garage will be approximately 528 in size and 18 feet tall, designed to match the existing home and blend into the character of the surrounding neighborhood. Several nearby properties have structures that are close to the road or property lines and this proposal would be in keeping with the neighborhood's appearance and existing development patterns. Additionally, with this property being corner line there are limited layouts that would be proposed and still providing the necessary space for the structure.

We believe this request meets the criteria outlined in Article 18-16-305(c) of the Anne Arundel County Code. The environmental constraints, practical lot limitations, and caregiving needs present a clear and justifiable hardship. The proposed location of the structure represents the least modification necessary to provide reasonable use of the property and will not impair the intent of zoning regulations or negatively impact adjacent properties.

We appreciate your consideration of this request and welcome the opportunity to provide any additional information or documentation you may need.

7th State Builders

Ashley Gallagher



June 17, 2025

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: 6/17/2025

Tax Map #	Parcel #	Block #	Lot #	Section
0078	0084	J	45	N/A

Tax ID:	07-235-90099752
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FOR RESUBMITTAL ONLY

Corrections	<input type="checkbox"/>
Redesign	<input type="checkbox"/>
No Change	<input type="checkbox"/>
Non-Critical Area	<input type="checkbox"/>

*Complete Only Page 1
General Project Information

Project Name (site name, subdivision name, or other)	Belden Garage Permit B02428837
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Project location/Address	946 Bay Dr.
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City	Deale	Zip	20751
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Local case number	
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Applicant:	Last name	Gallagher	First name	Ashley
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Company	7th State Builders
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Application Type (check all that apply):

Building Permit	<input type="checkbox"/>	Variance	<input checked="" type="checkbox"/>
Buffer Management Plan	<input type="checkbox"/>	Rezoning	<input type="checkbox"/>
Conditional Use	<input type="checkbox"/>	Site Plan	<input type="checkbox"/>
Consistency Report	<input type="checkbox"/>	Special Exception	<input type="checkbox"/>
Disturbance > 5,000 sq ft	<input type="checkbox"/>	Subdivision	<input type="checkbox"/>
Grading Permit	<input type="checkbox"/>	Other	<input type="checkbox"/>

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:

7th State Builders to provide and install 2-story 22' x 24' garage with living space above and stairs

Intra-Family Transfer ☐ Yes
Grandfathered Lot ☐

Growth Allocation ☐ Yes
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		0
LDA Area		7,859
RCA Area		0
Total Area		7,859

Total Disturbed Area

Acres	Sq Ft
	530

of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees		3,700	Existing Lot Coverage		905
Created Forest/Woodland/Trees		0	New Lot Coverage		530
Removed Forest/Woodland/Trees		0	Removed Lot Coverage		0
			Total Lot Coverage		1,435

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance		0	Buffer Forest Clearing		0
Non-Buffer Disturbance		0	Mitigation		0

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 ☐

Trever and Grace Belden

946 Bay Drive
Deale, MD 20751

Proposed Use of the Property

The subject property is zoned **R5** and is currently developed as a single-family residential dwelling. The proposed project involves the construction of a garage that will include a modest living space for Trever's elderly father. This addition is intended to provide secure parking for vehicles and a private living area to accommodate Trever's father, who has relocated from across the country due to declining health and the need for closer familial support.

Vegetation and Land Disturbance

The property is approximately 0.18 acres in size and features a mix of ornamental landscaping, turf grass, and rip-rap along the shoreline. The proposed development will disturb a minimal portion of the vegetated area. Specific square footage calculations will be provided upon completion of the site plan, but efforts will be made to preserve existing vegetation where possible.

Stormwater Management and Habitat Protection

To minimize impacts on water quality and habitat, the project will incorporate best management practices for stormwater management and sediment control. This includes the installation of silt fences during construction and the implementation of stormwater management measures as required by Anne Arundel County regulations. These measures aim to protect the Chesapeake Bay and its tributaries from potential runoff and sedimentation.

Impervious Surface Calculation

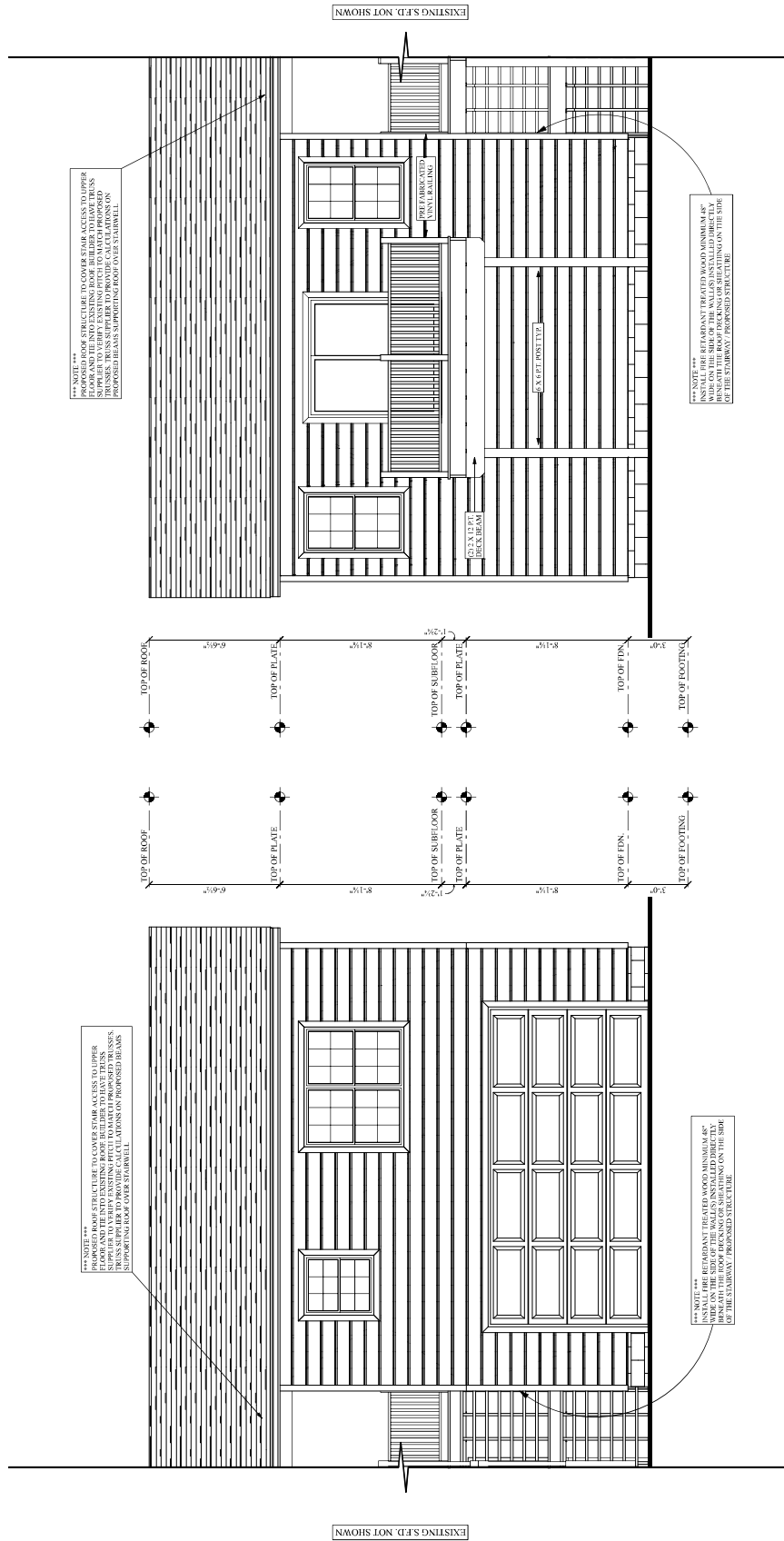
Prior to construction, the existing impervious surfaces include the main dwelling, driveway, and any other hardscaped areas. The addition of the garage and associated structures will increase the total impervious surface area. A detailed calculation of the impervious surface area before and after construction will be provided upon completion of the site plan, ensuring compliance with county regulations.

Habitat Protection Areas

The property is located within the **Critical Area Overlay Zone** due to its proximity to the Chesapeake Bay. This designation requires adherence to specific environmental regulations to protect water quality and habitat. The proposed development will comply with all applicable buffer requirements and will avoid disturbance to sensitive areas such as riparian buffers and habitats of local significance. A detailed assessment of habitat protection areas will be included in the site plan submission.

These drawings provided relate solely to the proposed appearance of the General Contractor's design, layout, and proposed room sizes. All drawings are not a registered architect or engineer. The completion of this design by the General Contractor and/or Builders subcontractors will comply with the most current local building codes while following all local safety and fire codes. The designer is not a qualified independent structural, mechanical, plumbing, electrical, fire specifier, or any related means that require inspections by a local governing authority. The General Contractor/Builder will assume all risk and liability for any time and the designer will not assume any responsibility for damages resulting from soil, weather conditions, or acts of God cause loads other than those indicated in the building cross-sections or details. The designer recommends that you consult with local building officials, a local architect, or registered engineer prior to construction. The designer agrees to make prompt corrections or alterations to any specification found to be incompatible with local building codes but will not be liable for any damages, issues, lawsuits, or any said problem from the construction, sale, or any other matter for this project for any period.

Builder to verify all measurements for both the proposed project & existing conditions if applicable. All final measurements are +/- inches based on existing conditions. The Builder is responsible to provide any engineering/architectural certifications if needed. Designer is not a registered Architect or Engineer.



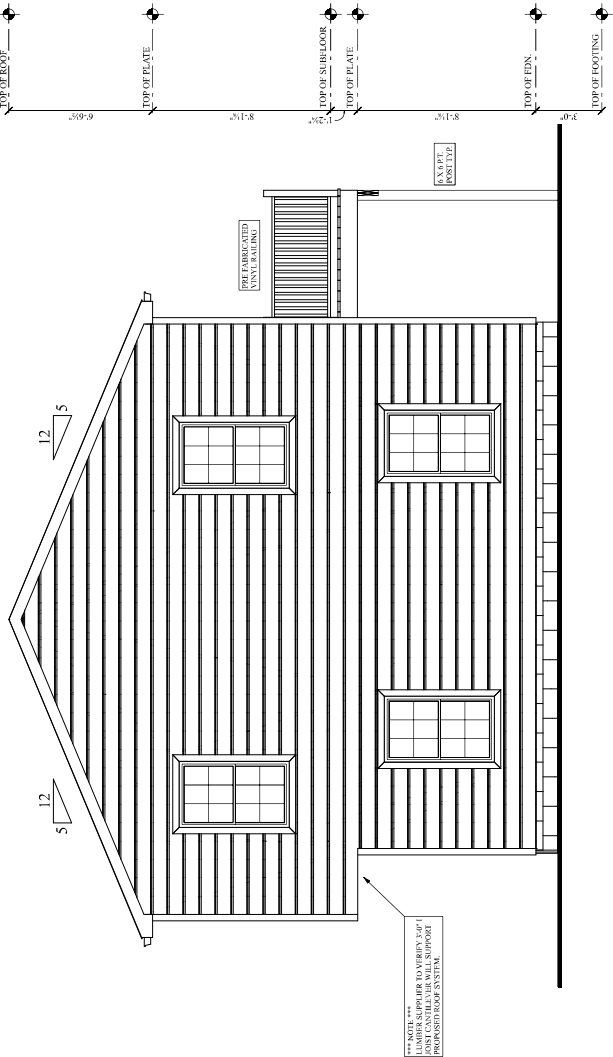
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

REAR ELEVATION
SCALE: 1/4" = 1'-0"

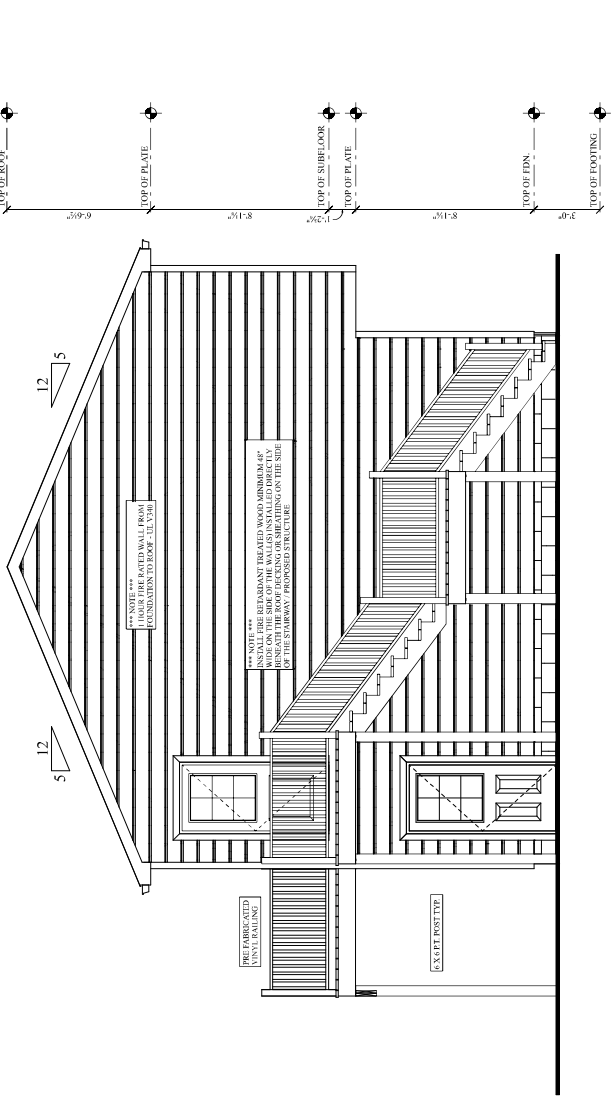
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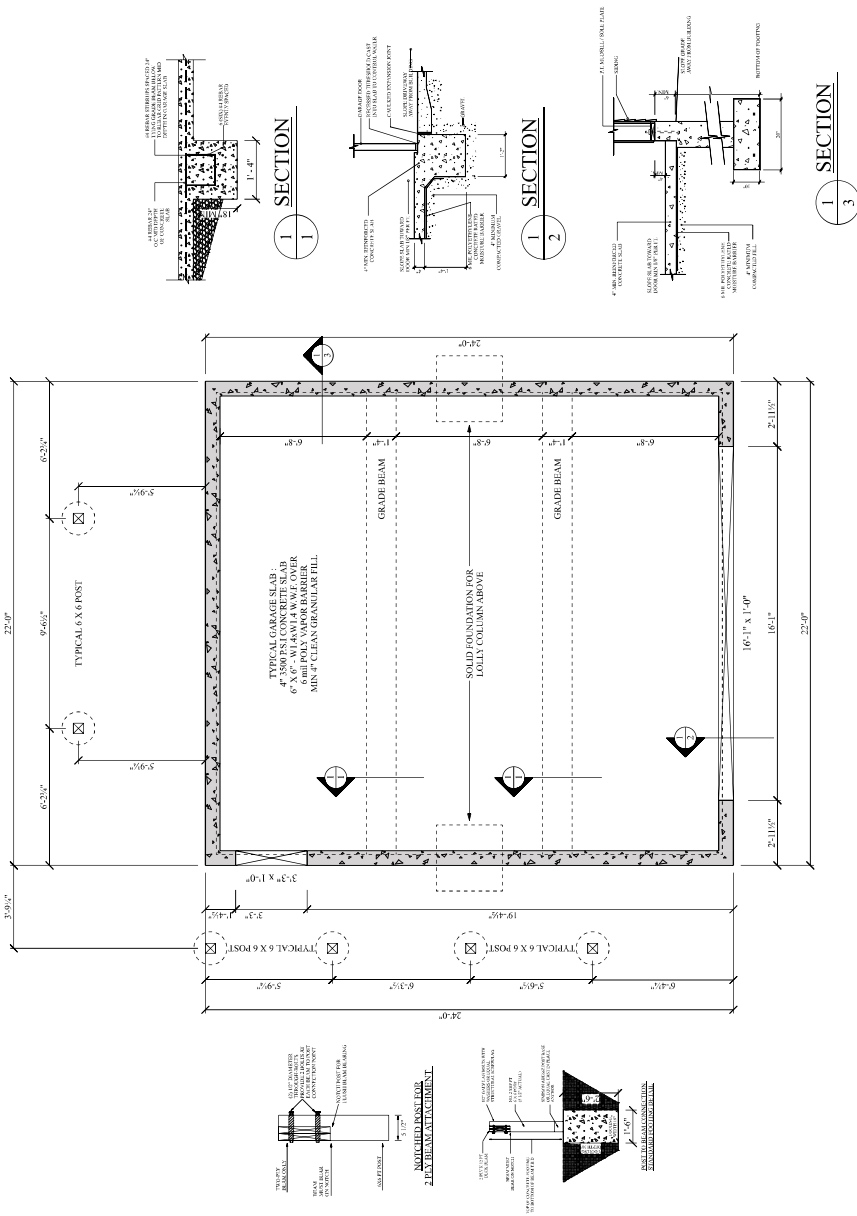
SMOKE DETECTOR
CARBON MONOXIDE DETECTOR
BOTH

RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



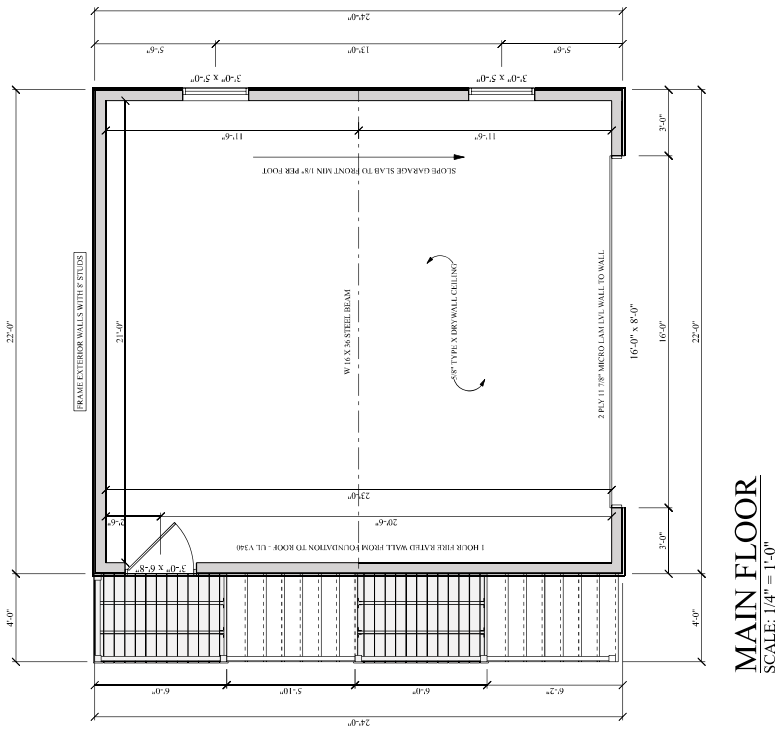
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



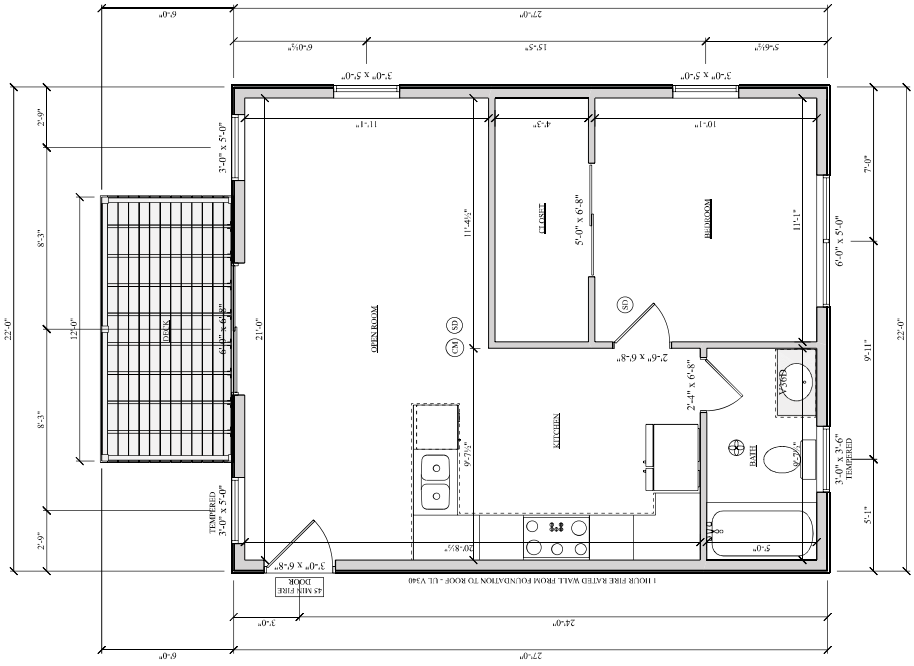


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- (S) SMOKE DETECTOR
- (M) CARBON MONOXIDE DETECTOR
- (B) BOTH



MAIN FLOOR
SCALE: 1/4" = 1'-0"



UPPER FLOOR
SCALE: 1/4" = 1'-0"

PAPER SIZE - 18" X 24"

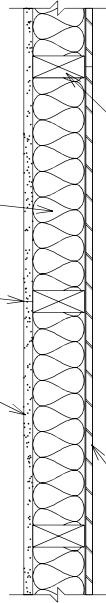
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Builder to verify all measurements for both the proposed project & existing conditions if applicable. All final measurements are +/- inches based on existing conditions. The Builder is responsible to provide any engineering/architectural certifications if needed. Designer is not a registered Architect or Engineer.

SECTION A
SCALE: 1/4" = 1'-0"

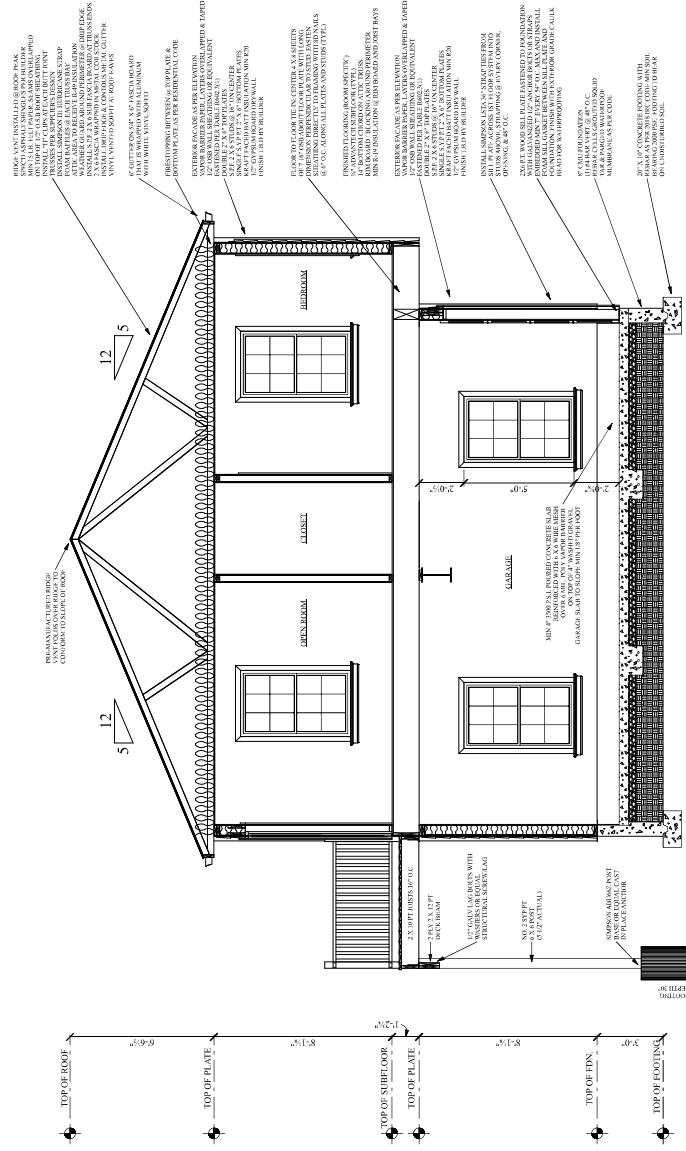
UL V340
SCALE: 2.0000" = 1'-0"



Y340 WOOD STUD
1-HOUR ON EITHER SIDE
1-SIDED FLAMEBLOCK PANELS

- 2x4 STUDS AT 16"oc (MAX)
- 5/8" TYPE X GYPSUM
- TAPE AND MUD JOINTS
- MINERAL WOOL INSULATION
- LP FLAMEBLOCK 1-SIDED FIRE RATED OSB WITH COATED SIDE FACING STUDS

INSTALL 1 HOUR FIRE RATED WALL ON EXTERIOR WALL FROM FOUNDATION TO ROOF ON EXTERIOR WALL ADJACENT TO EXISTING HOME



CONSTRUCT PROPOSED GARAGE USING OPTION #2
ENSURING THERMAL INSULATION COMPLIANCE

TABLE N1102.1.1.3.1 MD ALTERNATIVE INSULATION MINIMUM R-VALUES AND FENESTRATION REQUIREMENTS BY COMPONENT A									
CLIMATE ZONE	FENESTRATION U-FACTOR ¹	SKYLIGHT TRANSMITTANCE FACTOR ²	GLAZED FENESTRATION SHGC ³	CEILING U-FACTOR	WOOD FRAME WALL U-FACTOR	MASS WALL U-FACTOR	FLOOR U-FACTOR	BASEMENT U-FACTOR	SLAB U-FACTOR
4 EXCEPT MARINE	0.30	0.55	0.40	49	20 OR 13-5	8/13	19	10C1 OR 13	10C1 OR 13

Topographic Map - Lot outline ref only not exact



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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OpenStreetMap, Microsoft, Esri,
TomTom, Garmin, SafeGraph,
GeoTechnologies, Inc. METI/NASA,

Notes 1" = 100 ft



THIS MAP IS NOT TO BE
USED FOR NAVIGATION

A map of the study area showing the location of the study site (blue rectangle) relative to Carr Creek and Geale Beach Rd.



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GeoTechnologies, Inc, METI/NASA,



Notes 1" = 200 ft

Intermediate

Topographic Map - Lot outline ref only not exact



Legend

Foundation

Addressing

Parcels

Structure

County Structure

Elevation

Topo 2023

Index

Intermediate



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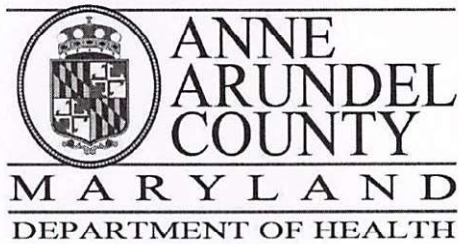
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Notes 1" = 40 ft






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 18, 2025

RE: Belden Trever Wayne, Trustee
96 Bay Drive
Deale, MD 20751

NUMBER: 2025-0122-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a dwelling addition (2-story garage with 2nd floor ADU and stairs) with less setbacks than required.

The Health Department has reviewed the well water supply system for the above referenced property. The Health Department has determined that the proposed request does not adversely affect the well water supply system. 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

2025-0122-V

Menu Cancel Help

Task Details I and P Engineering

Assigned Date
07/16/2025

Assigned to
Jean Janvier

Current Status
Complete w/ Comments

Action By
Jean Janvier

Comments
1. On the Site Plan, show and label the Critical Area designation.
2. On the Site Plan, it states that "the level of accuracy of distances to apparent property lines is +/- 3 feet)." Per this note, the garage may actually be only four feet from the property line. Given the variance request is to construct a garage seven feet from the front property line, ensure the Site Plan shows the required distances with a level of accuracy allowing for clarity.
3. The Letter of Explanation states the garage will be 528 square feet in size, Page 2 of the Critical Area Commission Project Notification Application also states the size of the garage as 22 feet by 24 feet, or 528 square feet. However, the Site Plan shows the size of the proposed garage as 22 feet by 27 feet, or 594 square feet. Clarify what the correct size of the proposed garage is and ensure this value is consistent on all submitted documents.
4. Google Maps and Geocortex show a shed located directly south of the existing driveway, along the property's boundary with Fifth Street. Clarify if this shed is still present on the property or if it is the same shed shown in the rear of the yard on the Site Plan. If this shed is still present, show it on the Site Plan at its correct location and label what is to be done with it.
5. On the Site Plan, show the limit of disturbance and state its area.
6. On the Site Plan, show and label any stormwater devices.
7. Label the width of the proposed sidewalk and stairs between the proposed garage and existing house and note the material they are made of.

Due Date
08/04/2025

Assigned to Department
Engineering

Status Date
08/04/2025

Overtime
No

Start Time

End Time

Hours Spent
0.0

Billable
No

Action by Department
Engineering

Time Tracking Start Date

Est. Completion Date

In Possession Time (hrs)

☐ Display E-mail Address in ACA

Estimated Hours
0.0

☒ Display Comment in ACA

☒ All ACA Users

☒ Record Creator

☒ Licensed Professional

☒ Contact

☒ Owner

Task Specific Information

Expiration Date	Review Notes	Reviewer Name
Reviewer Phone Number	Reviewer Email	

Impervious coverage representation



Legend

Foundation

Addressing

Parcels

Parcels - Annapolis City

Environment

County Environment

ATHLETIC COURT

BRIDGE

BUILDING

DECK

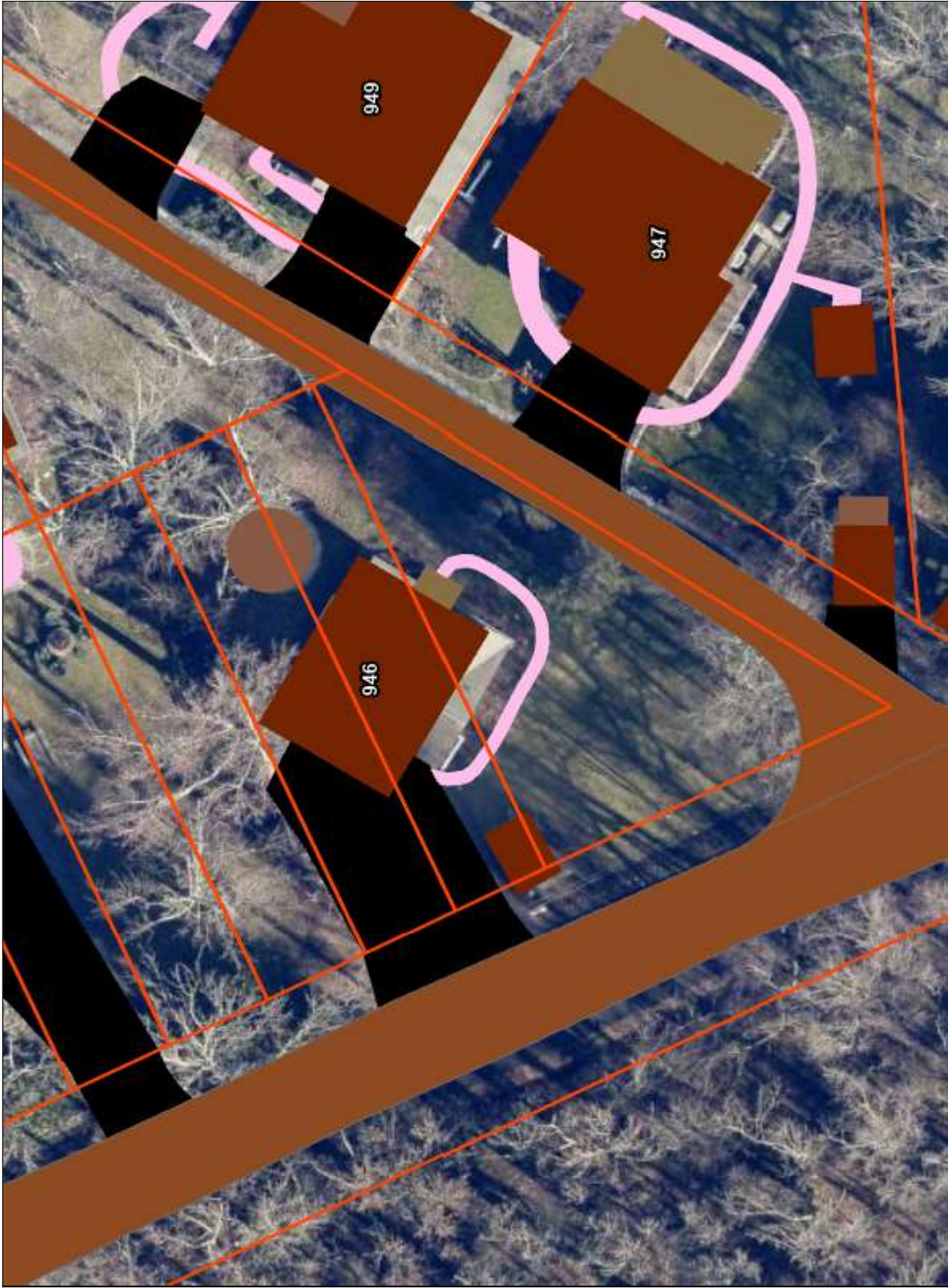
DRIVEWAY

OTHER

OVERPASS

PARKING AREA

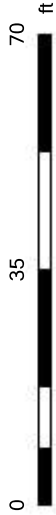
DATA



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Notes

none



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Legend

Foundation

Addressing



Parcels



Parcels - Annapolis City



Nearmap

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Notes



0 50 100 ft



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