

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

APPLICANT: Jimmie K. Wolfe, II & Stacey M. Wolfe **ASSESSMENT DISTRICT:** 3

CASE NUMBER: 2025-0123-V

COUNCILMANIC DISTRICT: 3

HEARING DATE: September 9, 2025

PREPARED BY: Sara Anzelmo
Planner



REQUEST

The applicants are requesting a variance to allow an accessory structure (shed) on a lot without a principal structure¹ on property located at 8265 Forest Glen Drive in Pasadena.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of 46.808 acres of land and is located at the western end of Capel Drive. It is identified as “Reserved Parcel No. 1” of Parcel 22 in Grid 3 on Tax Map 25 in the Windermere Estates subdivision.

The property is zoned R1 – Residential District, and all but a small corner of this waterfront lot on Mathias Cove is located within the Chesapeake Bay Critical Area and is designated as RCA – Resource Conservation Area. The shoreline is not mapped as buffer modified and is subject to the standard buffer regulations.

PROPOSAL

The applicant proposes to construct a 12’ by 12’ (144 square foot) shed near the eastern boundary of an unimproved, residentially zoned lot. The proposed shed height is 12 feet.

REQUESTED VARIANCES

§ 18-2-204(c) of the Anne Arundel County Zoning Code provides that an accessory structure or use may not be located on a lot other than the lot on which a principal structure is located. The subject lot does not contain a principal structure, necessitating a variance to this provision.

FINDINGS

The subject property is irregular in shape and far exceeds the minimum lot area and width required in an R1 District. The existing critical area lot coverage is zero. The proposed coverage would increase to 144 square feet, well below the maximum 15% of lot coverage allowed.

¹ The case was initially advertised for an additional variance; however, a review of the bulk regulations for development within an R1 District reveals that a zoning setback variance is not required.

The applicants' letter explains that their primary residence is located at 8225 Bodkin Ave, which is adjacent to this property [to the east] and is divided only by a small creek. There will be no clearing required, the ground is level, and the shed will sit on an impervious foundation. The shed will be used to house garden and hand tools. The applicants note that the shed will reside on the opposite side of the lot from the water, with a setback of 125 feet off the eastern property line. Via a supplemental email, the applicants added that they put this entire parcel into a Conservation Easement to prevent any future development as well as preserve the habitat of this large property. Managing invasives, cutting grass, maintaining trails, etc. on a property of this size requires tools and equipment that they would rather not lug all the way from their home. Having a shed on site allows them to store those items on the property where they are needed. The location of this shed is on a foot trail that leads to the Dead-end of Capel drive, allowing easier access when needed.

The **Health Department** has reviewed the on-site sewage disposal and well water supply system for the subject property and has determined that the proposed request would not adversely affect these systems. The Department has no objection.

The **Department of Recreation and Parks** commented that this site lies within the Anne Arundel County Green Infrastructure Network, a proposed preservation area considered in the Anne Arundel County Green Infrastructure Master Plan. The proposed development is consistent with the spirit of the Green Infrastructure Master Plan.

The **Cultural Resources Section of the Office of Planning and Zoning** noted that this property has high archaeological potential and is subject to compliance with Article 17-6-502 in the event of development. If development is proposed in the future for this property, there may be archaeological requirements. In this case, the proposed shed with no clearing presents no adverse effect to archaeological or other cultural resources, and the Cultural Resources Section has no objection.

This Office contacted the **Scenic Rivers Land Trust** to be sure that the proposed shed would not conflict with the conservation easement agreement, and they replied with the following. Article III.E(4) of the easement allows for non-residential structures including sheds that are utilized in connection with the Passive Recreation Uses and Activities of the Property. The combined total footprint of the non-residential structures should not exceed 250 square feet. Considering the proposed size of the shed and its purpose to store equipment for trail maintenance and stewardship of the property, the Scenic Rivers Land Trust has no issue with this request.

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, strict implementation of the Code would result in practical difficulties or an unnecessary hardship. Exceptional circumstances exist in that the applicants' principal dwelling is located on a lot that is only separated from the subject lot by a stream. Were it not for the stream, the two lots would be adjacent to one another; therefore, the shed would not require a variance. Furthermore, the fact that the entire property has been placed within a conservation easement is also an exceptional circumstance. The applicants have purchased this large property and have committed to maintain and protect it and not to develop it. The shed would provide much-needed storage space for the tools and equipment that are essential to their fulfillment of that duty.

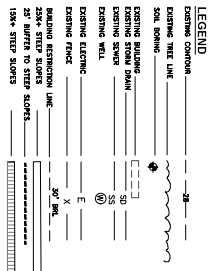
2025-0123-V

Approval of the variance would not alter the essential character of the neighborhood, substantially impair the appropriate use or development of adjacent properties, reduce forest cover in the resource conservation area, be contrary to acceptable clearing and replanting practices, or be detrimental to the public welfare. The proposed shed is small, particularly for such a large property, and would far exceed the minimum setbacks from all property lines. There is no way to construct a shed of any size on the property without the requested variance. Therefore, the proposed variance is considered to be the minimum necessary to afford relief.

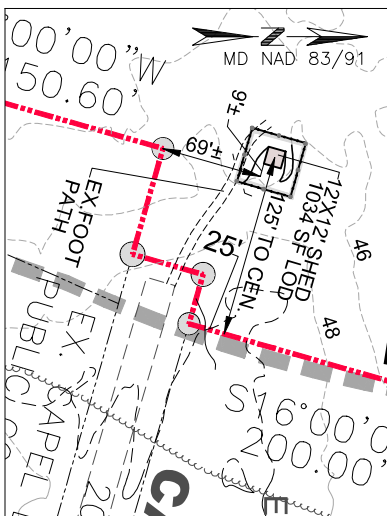
RECOMMENDATION

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 variance to allow an accessory structure (shed) on a lot without a principal structure.

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.



SYMBOL	DESCRIPTION	RATING		K FACTOR
		AC	B	
D-10	DOWNER-ALUMINUM COMPLEX, 5 TO 10 PERCENT SLOPES	A	1.02	0.10
D-12	DOWNER-ALUMINUM COMPLEX, 10 TO 15 PERCENT SLOPES	A	1.02	0.10
D-14	DOWNER-ALUMINUM COMPLEX, 15 TO 20 PERCENT SLOPES	A	1.02	0.10
D-16	DOWNER-ALUMINUM COMPLEX, 20 TO 25 PERCENT SLOPES	A	1.02	0.10
D-18	DOWNER-ALUMINUM COMPLEX, 25 TO 30 PERCENT SLOPES	A	1.02	0.10
D-20	DOWNER-ALUMINUM COMPLEX, 30 TO 35 PERCENT SLOPES	A	1.02	0.10
D-22	DOWNER-ALUMINUM COMPLEX, 35 TO 40 PERCENT SLOPES	A	1.02	0.10
D-24	DOWNER-ALUMINUM COMPLEX, 40 TO 45 PERCENT SLOPES	A	1.02	0.10
D-26	DOWNER-ALUMINUM COMPLEX, 45 TO 50 PERCENT SLOPES	A	1.02	0.10
D-28	DOWNER-ALUMINUM COMPLEX, 50 TO 55 PERCENT SLOPES	A	1.02	0.10
D-30	DOWNER-ALUMINUM COMPLEX, 55 TO 60 PERCENT SLOPES	A	1.02	0.10
D-32	DOWNER-ALUMINUM COMPLEX, 60 TO 65 PERCENT SLOPES	A	1.02	0.10
D-34	DOWNER-ALUMINUM COMPLEX, 65 TO 70 PERCENT SLOPES	A	1.02	0.10
D-36	DOWNER-ALUMINUM COMPLEX, 70 TO 75 PERCENT SLOPES	A	1.02	0.10
D-38	DOWNER-ALUMINUM COMPLEX, 75 TO 80 PERCENT SLOPES	A	1.02	0.10
D-40	DOWNER-ALUMINUM COMPLEX, 80 TO 85 PERCENT SLOPES	A	1.02	0.10
D-42	DOWNER-ALUMINUM COMPLEX, 85 TO 90 PERCENT SLOPES	A	1.02	0.10
D-44	DOWNER-ALUMINUM COMPLEX, 90 TO 95 PERCENT SLOPES	A	1.02	0.10
D-46	DOWNER-ALUMINUM COMPLEX, 95 TO 100 PERCENT SLOPES	A	1.02	0.10
D-48	DOWNER-ALUMINUM COMPLEX, 100 TO 105 PERCENT SLOPES	A	1.02	0.10
D-50	DOWNER-ALUMINUM COMPLEX, 105 TO 110 PERCENT SLOPES	A	1.02	0.10
D-52	DOWNER-ALUMINUM COMPLEX, 110 TO 115 PERCENT SLOPES	A	1.02	0.10
D-54	DOWNER-ALUMINUM COMPLEX, 115 TO 120 PERCENT SLOPES	A	1.02	0.10
D-56	DOWNER-ALUMINUM COMPLEX, 120 TO 125 PERCENT SLOPES	A	1.02	0.10
D-58	DOWNER-ALUMINUM COMPLEX, 125 TO 130 PERCENT SLOPES	A	1.02	0.10
D-60	DOWNER-ALUMINUM COMPLEX, 130 TO 135 PERCENT SLOPES	A	1.02	0.10
D-62	DOWNER-ALUMINUM COMPLEX, 135 TO 140 PERCENT SLOPES	A	1.02	0.10
D-64	DOWNER-ALUMINUM COMPLEX, 140 TO 145 PERCENT SLOPES	A	1.02	0.10
D-66	DOWNER-ALUMINUM COMPLEX, 145 TO 150 PERCENT SLOPES	A	1.02	0.10
D-68	DOWNER-ALUMINUM COMPLEX, 150 TO 155 PERCENT SLOPES	A	1.02	0.10
D-70	DOWNER-ALUMINUM COMPLEX, 155 TO 160 PERCENT SLOPES	A	1.02	0.10
D-72	DOWNER-ALUMINUM COMPLEX, 160 TO 165 PERCENT SLOPES	A	1.02	0.10
D-74	DOWNER-ALUMINUM COMPLEX, 165 TO 170 PERCENT SLOPES	A	1.02	0.10
D-76	DOWNER-ALUMINUM COMPLEX, 170 TO 175 PERCENT SLOPES	A	1.02	0.10
D-78	DOWNER-ALUMINUM COMPLEX, 175 TO 180 PERCENT SLOPES	A	1.02	0.10
D-80	DOWNER-ALUMINUM COMPLEX, 180 TO 185 PERCENT SLOPES	A	1.02	0.10
D-82	DOWNER-ALUMINUM COMPLEX, 185 TO 190 PERCENT SLOPES	A	1.02	0.10
D-84	DOWNER-ALUMINUM COMPLEX, 190 TO 195 PERCENT SLOPES	A	1.02	0.10
D-86	DOWNER-ALUMINUM COMPLEX, 195 TO 200 PERCENT SLOPES	A	1.02	0.10
D-88	DOWNER-ALUMINUM COMPLEX, 200 TO 205 PERCENT SLOPES	A	1.02	0.10
D-90	DOWNER-ALUMINUM COMPLEX, 205 TO 210 PERCENT SLOPES	A	1.02	0.10
D-92	DOWNER-ALUMINUM COMPLEX, 210 TO 215 PERCENT SLOPES	A	1.02	0.10
D-94	DOWNER-ALUMINUM COMPLEX, 215 TO 220 PERCENT SLOPES	A	1.02	0.10
D-96	DOWNER-ALUMINUM COMPLEX, 220 TO 225 PERCENT SLOPES	A	1.02	0.10
D-98	DOWNER-ALUMINUM COMPLEX, 225 TO 230 PERCENT SLOPES	A	1.02	0.10
D-100	DOWNER-ALUMINUM COMPLEX, 230 TO 235 PERCENT SLOPES	A	1.02	0.10
D-102	DOWNER-ALUMINUM COMPLEX, 235 TO 240 PERCENT SLOPES	A	1.02	0.10
D-104	DOWNER-ALUMINUM COMPLEX, 240 TO 245 PERCENT SLOPES	A	1.02	0.10
D-106	DOWNER-ALUMINUM COMPLEX, 245 TO 250 PERCENT SLOPES	A	1.02	0.10
D-108	DOWNER-ALUMINUM COMPLEX, 250 TO 255 PERCENT SLOPES	A	1.02	0.10
D-110	DOWNER-ALUMINUM COMPLEX, 255 TO 260 PERCENT SLOPES	A	1.02	0.10
D-112	DOWNER-ALUMINUM COMPLEX, 260 TO 265 PERCENT SLOPES	A	1.02	0.10
D-114	DOWNER-ALUMINUM COMPLEX, 265 TO 270 PERCENT SLOPES	A	1.02	0.10
D-116	DOWNER-ALUMINUM COMPLEX, 270 TO 275 PERCENT SLOPES	A	1.02	0.10
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D-120	DOWNER-ALUMINUM COMPLEX, 280 TO 285 PERCENT SLOPES	A	1.02	0.10
D-122	DOWNER-ALUMINUM COMPLEX, 285 TO 290 PERCENT SLOPES	A	1.02	0.10
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D-254	DOWNER-ALUMINUM COMPLEX, 615 TO 620 PERCENT SLOPES	A	1.02	0.10
D-256	DOWNER-ALUMINUM COMPLEX, 620 TO 625 PERCENT SLOPES	A	1.02	0.10
D-258	DOWNER-ALUMINUM COMPLEX, 625 TO 630 PERCENT SLOPES	A	1.02	0.10
D-260	DOWNER-ALUMINUM COMPLEX, 630 TO 635 PERCENT SLOPES	A	1.02	0.10
D-262	DOWNER-ALUMINUM COMPLEX, 635 TO 640 PERCENT SLOPES	A	1.02	0.10
D-264	DOWNER-ALUMINUM COMPLEX, 640 TO 645 PERCENT SLOPES	A	1.02	0.10
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D-270	DOWNER-ALUMINUM COMPLEX, 655 TO 660 PERCENT SLOPES	A	1.02	0.10
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D-274	DOWNER-ALUMINUM COMPLEX, 665 TO 670 PERCENT SLOPES	A	1.02	0.10
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D-280	DOWNER-ALUMINUM COMPLEX, 680 TO 685 PERCENT SLOPES	A	1.02	0.10
D-282	DOWNER-ALUMINUM COMPLEX, 685 TO 690 PERCENT SLOPES	A	1.02	0.10
D-284	DOWNER-ALUMINUM COMPLEX, 690 TO 695 PERCENT SLOPES	A	1.02	0.10
D-286	DOWNER-ALUMINUM COMPLEX, 695 TO 700 PERCENT SLOPES	A	1.02	0.10
D-288	DOWNER-ALUMINUM COMPLEX, 700 TO 705 PERCENT SLOPES	A	1.02	0.10
D-290	DOWNER-ALUMINUM COMPLEX, 705 TO 710 PERCENT SLOPES	A	1.02	0.10
D-292	DOWNER-ALUMINUM COMPLEX, 710 TO 715 PERCENT SLOPES	A	1.02	0.10
D-294	DOWNER-ALUMINUM COMPLEX, 715 TO 720 PERCENT SLOPES	A	1.02	0.10
D-296	DOWNER-ALUMINUM COMPLEX, 720 TO 725 PERCENT SLOPES	A	1.02	0.10
D-298	DOWNER-ALUMINUM COMPLEX, 725 TO 730 PERCENT SLOPES	A	1.02	0.10
D-300	DOWNER-ALUMINUM COMPLEX, 730 TO 735 PERCENT SLOPES	A	1.02	0.10
D-302	DOWNER-ALUMINUM COMPLEX, 735 TO 740 PERCENT SLOPES	A	1.02	0.10
D-304	DOWNER-ALUMINUM COMPLEX, 740 TO 745 PERCENT SLOPES	A	1.02	0.10
D-306	DOWNER-ALUMINUM COMPLEX, 745 TO 750 PERCENT SLOPES	A	1.02	0.10
D-308	DOWNER-ALUMINUM COMPLEX, 750 TO 755 PERCENT SLOPES	A	1.02	0.10
D-310	DOWNER-ALUMINUM COMPLEX, 755 TO 760 PERCENT SLOPES	A	1.02	0.10
D-312	DOWNER-ALUMINUM COMPLEX, 760 TO 765 PERCENT SLOPES	A	1.02	0.10
D-314	DOWNER-ALUMINUM COMPLEX, 765 TO 770 PERCENT SLOPES	A	1.02	0.10
D-316	DOWNER-ALUMINUM COMPLEX, 770 TO 775 PERCENT SLOPES	A	1.02	0.10
D-318	DOWNER-ALUMINUM COMPLEX, 775 TO 780 PERCENT SLOPES	A	1.02	0.10
D-320	DOWNER-ALUMINUM COMPLEX, 780 TO 785 PERCENT SLOPES	A	1.02	0.10
D-322	DOWNER-ALUMINUM COMPLEX, 785 TO 790 PERCENT SLOPES	A	1.02	0.10
D-324	DOWNER-ALUMINUM COMPLEX, 790 TO 795 PERCENT SLOPES	A	1.02	0.10
D-326	DOWNER-ALUMINUM COMPLEX, 795 TO 800 PERCENT SLOPES	A	1.02	0.10
D-328	DOWNER-ALUMINUM COMPLEX, 800 TO 805 PERCENT SLOPES	A	1.02	0.10
D-330	DOWNER-ALUMINUM COMPLEX, 805 TO 810 PERCENT SLOPES	A	1.02	0.10
D-332	DOWNER-ALUMINUM COMPLEX, 810 TO 815 PERCENT SLOPES	A	1.02	0.10
D-334	DOWNER-ALUMINUM COMPLEX, 815 TO 820 PERCENT SLOPES	A	1.02	0.10
D-336	DOWNER-ALUMINUM COMPLEX, 820 TO 825 PERCENT SLOPES	A	1.02	0.10
D-338	DOWNER-ALUMINUM COMPLEX, 825 TO 830 PERCENT SLOPES	A	1.02	0.10
D-340	DOWNER-ALUMINUM COMPLEX, 830 TO 835 PERCENT SLOPES	A	1.02	0.10
D-342	DOWNER-ALUMINUM COMPLEX, 835 TO 840 PERCENT SLOPES	A	1.02	0.10
D-344	DOWNER-ALUMINUM COMPLEX, 840 TO 845 PERCENT SLOPES	A	1.02	0.10
D-346	DOWNER-ALUMINUM COMPLEX, 845 TO 850 PERCENT SLOPES	A	1.02	0.10
D-348	DOWNER-ALUMINUM COMPLEX, 850 TO 855 PERCENT SLOPES	A	1.02	0.10
D-350	DOWNER-ALUMINUM COMPLEX, 855 TO 860 PERCENT SLOPES	A	1.02	0.10
D-352	DOWNER-ALUMINUM COMPLEX, 860 TO 865 PERCENT SLOPES	A	1.02	0.10
D-354	DOWNER-ALUMINUM COMPLEX, 865 TO 870 PERCENT SLOPES	A	1.02	0.10
D-356	DOWNER-ALUMINUM COMPLEX, 870 TO 875 PERCENT SLOPES	A	1.02	0.10
D-358	DOWNER-ALUMINUM COMPLEX, 875 TO 880 PERCENT SLOPES	A	1.02	0.10
D-360	DOWNER-ALUMINUM COMPLEX, 880 TO 885 PERCENT SLOPES	A	1.02	0.10
D-362	DOWNER-ALUMINUM COMPLEX, 885 TO 890 PERCENT SLOPES	A	1.02	0.10
D-364	DOWNER-ALUMINUM COMPLEX, 890 TO 895 PERCENT SLOPES	A	1.02	0.10
D-366	DOWNER-ALUMINUM COMPLEX, 895 TO 900 PERCENT SLOPES	A	1.02	0.10
D-368	DOWNER-ALUMINUM COMPLEX, 900 TO 905 PERCENT SLOPES	A	1.02	0.10
D-370	DOWNER-ALUMINUM COMPLEX, 905 TO 910 PERCENT SLOPES	A	1.02	0.10
D-372	DOWNER-ALUMINUM COMPLEX, 910 TO 915 PERCENT SLOPES	A	1.02	0.10
D-374	DOWNER-ALUMINUM COMPLEX, 915 TO 920 PERCENT SLOPES	A	1.02	0.10
D-376	DOWNER-ALUMINUM COMPLEX, 920 TO 925 PERCENT SLOPES	A	1.02	0.10
D-378	DOWNER-ALUMINUM COMPLEX, 925 TO 930 PERCENT SLOPES	A	1.02	0.10
D-380	DOWNER-ALUMINUM COMPLEX, 930 TO 935 PERCENT SLOPES	A	1.02	0.10
D-382	DOWNER-ALUMINUM COMPLEX, 935 TO 940 PERCENT SLOPES	A	1.02	0.10
D-384	DOWNER-ALUMINUM COMPLEX, 940 TO 945 PERCENT SLOPES	A	1.02	0.10



AREA TABULATIONS

INSET SCALE: 1"=40'

TOTAL SITE AREA 2,038,964 S.F. OR 46,9092 AC

CURRENT ZONING: R1

F.I.T.A.M. MAP PRACTICITY: ZONE X-III
F.I.T.A.M. MAP DISTRICT: DISTRICT 10
IN ZONE A 62% CHANCE OF FLOODING
IN ZONE B 51% = 17'10" S.F. OR 3,160 AC.
(AREA OF 100 YEAR FLOODING)

EX. 100 YEAR FLOOD AN ELEVATION: ± 5.690 F. OR 0.1500 AC.

LIMIT OF DISTURBANCE MAY FOR SHED ± 1.024 S.F.

USE EX. FOOTPATH FOR ACCESS TO LOT.

NO CLEARING IS REQUIRED WITH THE WORK AREA

TOTAL IMPROVEMENTS: 144 S.F. (+/-%) < 5,000 S.F., NO SWM REQUIRED

NATURAL SLOPE DISTURBED 2%

SITE PLAN FOR SHED

RESERVE PARCEL #1

WINDERMERE ESTATES

PREVIOUSLY RECORDED IN P.B. 162, PG. 40
TAX MAP 25, GRID 3, P/O PARCEL 22 - T.A. # 03-917-90085203

8265 CAPEL DRIVE PASADENA, MD 21122
 YODIAY DISTRICT : ZONING E1 : MD MAD 8/3/81 : A.A.C.O. MD :

Case No.	Case Name	Case No.	Case Name
1	1	2	2
3	3	4	4
5	5	6	6
7	7	8	8
9	9	10	10
11	11	12	12
13	13	14	14
15	15	16	16
17	17	18	18
19	19	20	20
21	21	22	22
23	23	24	24
25	25	26	26
27	27	28	28
29	29	30	30
31	31	32	32
33	33	34	34
35	35	36	36
37	37	38	38
39	39	40	40
41	41	42	42
43	43	44	44
45	45	46	46
47	47	48	48
49	49	50	50
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53	53	54	54
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59	59	60	60
61	61	62	62
63	63	64	64
65	65	66	66
67	67	68	68
69	69	70	70
71	71	72	72
73	73	74	74
75	75	76	76
77	77	78	78
79	79	80	80
81	81	82	82
83	83	84	84
85	85	86	86
87	87	88	88
89	89	90	90
91	91	92	92
93	93	94	94
95	95	96	96
97	97	98	98
99	99	100	100

DATE: JUNE, 2025	DRAWN BY: S.R.K.
SCALE: AS SHOWN	3050 A

SHEET: 1 OF 1

Variance Request: Letter of Explanation

Property Owners: Jimmie and Stacey Wolfe

Property Address: 8265 Forest Glen Dr Pasadena, MD 21122

TAX ID: 391790085203

To whom it may concern:

We, the under-named, are applying for a variance so that we might add a 12'w x 12'L x 12'h (144sq/ft) wooden shed to this property. The reason for the variance is there is no primary dwelling on the property which Anne Arundel County requires under normal permitting procedures. Our primary residence is 8225 Bodkin Ave which is adjacent to this property divided only by a small creek. It basically abuts this property. There will be no clearing required, the ground is level, and the shed will sit on an impervious foundation. The shed will be used to house garden and hand tools.

The property is 52ac +/- in size and includes critical area and waterfront. However, this shed will reside opposite side from the water with a setback of 125' of the eastern property line.

A scaled site plan has been provided.

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: 6/18/25

Tax Map #	Parcel #	Block #	Lot #	Section
0025	0022	N/A	N/A	N/A

FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
General Project Information

Tax ID: 3 917 90085203

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

Project location/Address 8265 Forest Glen Dr.

City Pasadena Zip 21122

Local case number

Applicant: Last name Wolfe First name Jimmie

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 TBD

Fax # Hearing date TBD

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

Residential Conservation Easement

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

Project Type (check all that apply)

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

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft	Total Disturbed Area	Acres	Sq Ft
IDA Area					
LDA Area					
RCA Area	52.069	2,268,125			
Total Area	52.069	2,268,125			

of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	52.069	2,268,125	Existing Lot Coverage	—	—
Created Forest/Woodland/Trees	—	—	New Lot Coverage	—	—
Removed Forest/Woodland/Trees	—	—	Removed Lot Coverage	—	—
			Total Lot Coverage	—	—

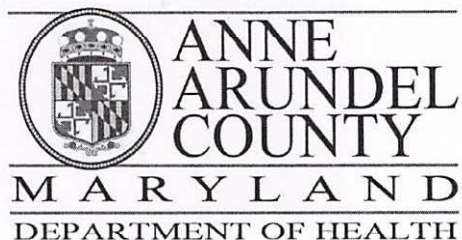
VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance	0	0	Buffer Forest Clearing	0	0
Non-Buffer Disturbance		144	Mitigation	0	0

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 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"/>

- **A paragraph or less addressing each point listed below:**
 - *Describe the proposed use of the subject property and include if the project is residential, commercial, industrial, or maritime.*
- **Residential. It is currently in a Conservation Easement**
 - *Describe the type of predominant trees and shrubs on the subject property. Include a statement addressing the square footage of the property that is vegetated with trees and shrubs, how much of the property will be disturbed by the proposed development, and how the disturbance will be mitigated.*
- **A mix of Coniferous and deciduous trees on the property. The total acreage is 52.069ac. The shed will encompass 144sq/ft of which will be no clearing required.**
 - *Describe the methods to minimize impacts on water quality and habitat from proposed construction (i.e. stormwater management, sediment control, and silt fence).*
- **Very small shed. None required.**
 - *Calculate the impervious surface before and after construction, including all structures, gravel areas, driveways, and concrete areas.*
- **All surfaces will remain impervious with the shed having a gravel base.**
 - *If applicable, describe any habitat protection areas on the subject property including expanded buffers, steep slopes of 15% or greater, rare and endangered species, anadromous fish propagation waters, colonial waterbird nesting sites, historic waterfowl staging and concentration areas, riparian forests, natural heritage areas, and plant and wildlife habitats of local significance.*
- **The entire property is in a perpetual Conservation Easement with many of the afore mentioned examples. Absolutely none of which will be effected by this shed.**





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 *BC*

DATE: June 25, 2025

RE: Jimmie K. Wolfe
8265 Forest Glen Drive
Pasadena, MD 21122

NUMBER: 2025-0123-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow an accessory structure (shed) with less setbacks than required and on a lot without a principal structure.

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



STEUART PITTMAN, COUNTY EXECUTIVE
JESSICA LEYS, DIRECTOR
RECREATION AND PARKS
1 HARRY S. TRUMAN PKWY
ANNAPOLIS, MD 21401
AACOUNTY.ORG/RECPARKS



MEMORANDUM

TO: Sadé Medina, Zoning Division
Office of Planning and Zoning

FROM: Pat Slayton
Capital Projects Division

SUBJECT: Variance Case 2025-0123-V

DATE: July 2, 2025

The Department of Recreation and Parks has reviewed the above plans to determine if there may be impacts to the Anne Arundel County Green Infrastructure Network, parks, and trails. Please note our recommendations according to those findings below.

- This site lies within the Anne Arundel County Green Infrastructure Network, a proposed preservation area considered in the Anne Arundel County Green Infrastructure Master Plan. The proposed development is consistent with the spirit of the Green Infrastructure Master Plan.

The Department of Recreation and Parks has no further comments.

cc: File

2025-0123-V

<div>Menu</div>		<div>Cancel</div>	<div>Help</div>
<div>Task</div> <div>OPZ Cultural Resources</div> <div>Assigned to Department</div> <div>OPZ Cultural Resources</div> <div>Action by Department</div> <div>OPZ Cultural Resources</div> <div>Start Time</div>		<div>Due Date</div> <div>07/14/2025</div> <div>Assigned to</div> <div>Stacy Poulos</div> <div>Action By</div> <div>Stacy Poulos</div> <div>End Time</div>	<div>Assigned Date</div> <div>06/23/2025</div> <div>Status</div> <div>Complete w/ Comments</div> <div>Status Date</div> <div>07/17/2025</div> <div>Hours Spent</div> <div>0.0</div> <div>Comments</div> <div>This property has high archaeological potential and is subject to compliance with Article 17-6-502 in the event of development. If development is proposed in future for this property, there may be archaeological requirements. In this case, the proposed shed with no clearing presents no adverse effect to archaeological or other cultural resources and the Cultural Resources Section has no objection to the variance.</div>
<div>Billable</div> <div>No</div>		<div>Overtime</div> <div>No</div>	<div>In Possession Time (hrs)</div> <div>0.0</div>
<div>Time Tracking Start Date</div>	<div>Est. Completion Date</div>	<div>Comment Display in ACA</div>	
<div>Display E-mail Address in ACA</div> <div>No</div>	<div><input checked="" type="checkbox"/> Display Comment in ACA</div>	<div><input checked="" type="checkbox"/> All ACA Users</div> <div><input checked="" type="checkbox"/> Record Creator</div> <div><input checked="" type="checkbox"/> Licensed Professional</div> <div><input checked="" type="checkbox"/> Contact</div> <div><input checked="" type="checkbox"/> Owner</div>	
<div>Estimated Hours</div> <div>0.0</div>	<div>Action</div> <div>Updated</div>	<div>Workflow Calendar</div>	
<div>Task Specific Information</div>			
<div>Expiration Date</div>		<div>Review Notes</div>	<div>Reviewer Name</div>
<div>Reviewer Phone Number</div>		<div>Reviewer Email</div>	

8265 Forest Glen Drive

Erin Kilbane <erinkilbane@srlt.org>
To: Sara Anzelmo <pzanze99@aacounty.org>

Wed, Aug 27, 2025 at 3:19 PM

Hi Sara,

Thank you so much for reaching out to check with us on this! We really appreciate it!

Article III.E(4) of the easement allows for non-residential structures including sheds that are utilized in connection with the Passive Recreation Uses and Activities of the Property. The combined total footprint of the non-residential structures should not exceed 250 square feet.

Considering the proposed size of the shed and its purpose to store equipment for trail maintenance and stewardship of the property, Scenic Rivers has no issue with this request either. I've attached the conservation easement deed in case that would be helpful as well!

If you have any additional questions, please feel free to reach out to me! And thank you again for confirming the request does not conflict with the easement!

Take care,
Kilbane

[Quoted text hidden]

--

Erin Kilbane she/her
Land Programs Manager
Scenic Rivers Land Trust
erinkilbane@srlt.org
443.714.7742
www.SRLT.org



 **080.CE.deed.recorded.9.2024.pdf**
6076K



PRINCIPAL
DWELLING

8225 BODKIN AVE

Tax Account Number: 313090101637

SUBJECT LOT
8265 Forest Glen Drive
2025-0123-V

Tax Account Number: 301790085203

Bridle Path

Main Creek