

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

APPLICANT: William Wagner

ASSESSMENT DISTRICT: 3

CASE NUMBER: 2025-0135-V

COUNCIL DISTRICT: 5

HEARING DATE: September 18, 2025

PREPARED BY: David Russell
Planner



REQUEST

The applicant is seeking a variance to allow a dwelling addition (portico) with less setbacks than required on property located at 844 Covent Garden Lane, in Arnold.

LOCATION AND DESCRIPTION OF SITE

The subject property is located approximately 250 feet west of the intersection of Stonington Drive and Covent Garden Lane, within the Stonington on The Magothy neighborhood (Lot 7, Parcel 28, Grid 21, Tax Map 33).

This non-waterfront property is approximately 31,400 square feet and rectangular in shape. The north/south lot width is approximately 3 times the length of the east/west lot depth ($\pm 300'$ x $\pm 100'$). The property is zoned R2 – Residential and improved with a two-story single family dwelling with an attic, attached rear deck, covered rear porch, rear yard fire pit, shed, and uncovered 5' x 12' front porch. The dwelling and associated improvements are located near the southeast corner of the property. Covent Garden Lane essentially dead-ends at the subject properties driveway.

PROPOSAL

The applicant is seeking a variance to add a portico to cover the existing front porch. The roof coverage will occupy the exact same footprint as the existing front porch.

REQUESTED VARIANCES

§ 18-4-601 of the Anne Arundel County Code requires principal structures to be at least 30 feet from the front lot line. The existing front porch, and proposed roof location, is approximately 20 feet from the front property line, necessitating a variance of 10 feet¹.

FINDINGS

The property is over 31,000 square feet, exceeding the R2 minimum lot size of 20,000 square feet (when not served by public sewer). The lot is rectangular, but abnormally wide compared to

¹A building permit for the proposed addition was submitted in June of 2025. At this time § 18-4-601 of the Anne Arundel County Code required a minimum R2 front setback of 30'. On July 1, 2025, Bill 72-24 became effective, reducing the minimum R2 front setback to 25'. Under the current updated zoning regulations a variance of only 5' would be required for the proposed addition.

its depth. Although it spans about 300 feet in width, the property has only 40 feet of frontage on Covent Garden Lane, which dead-ends near the property's southeast corner. A 50 foot wide wildlife corridor runs through the property, parallel to the rear lot line, limiting development and disturbance. Part of the home extends into this corridor; however, to reduce disturbance, the existing home was placed just 20 feet from the front lot line, less than the required 30 feet. Site constraints such as limited street frontage and a wildlife corridor likely influenced the dwelling's placement, and subsequently the location of the existing front porch (and proposed roof cover).

Agency Comments

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

The **Department of Recreation and Parks** commented that they have reviewed the proposed plans to determine if there may be impacts to the Anne Arundel County Green Infrastructure Network, parks, and trails. The applicant is advised to note their recommendations according to those findings below.

- This variance is to allow a dwelling addition (portico) with less setbacks than required.
- This site is contiguous to Spriggs Farm Park.

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.

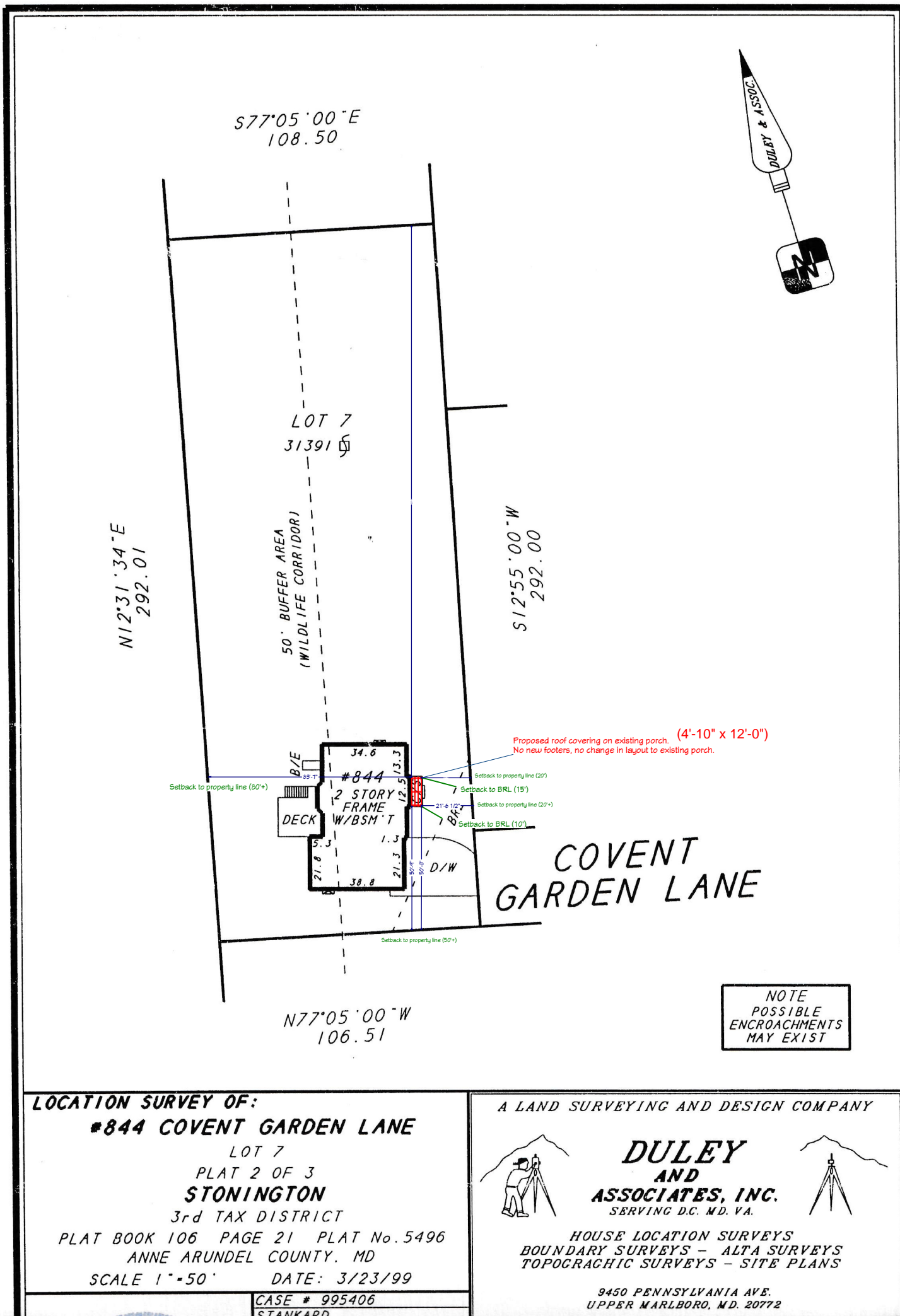
The property exceeds the R2 minimum size requirements, but is uniquely configured with abnormal lot width compared to its lot depth. The 50 foot wide wildlife corridor in the rear, and limited street frontage near the property's southeast corner, guided the placement of the existing dwelling. Although non-compliant with current front setback requirements, the dwelling's placement within the required front setback allowed for less disturbance within the wildlife corridor. Since the existing dwelling and front porch already encroach into the required front setback, the proposed roof covering creates little to no impact on the property or the neighboring 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 a dwelling addition (portico) with less setbacks (10 foot front setback).

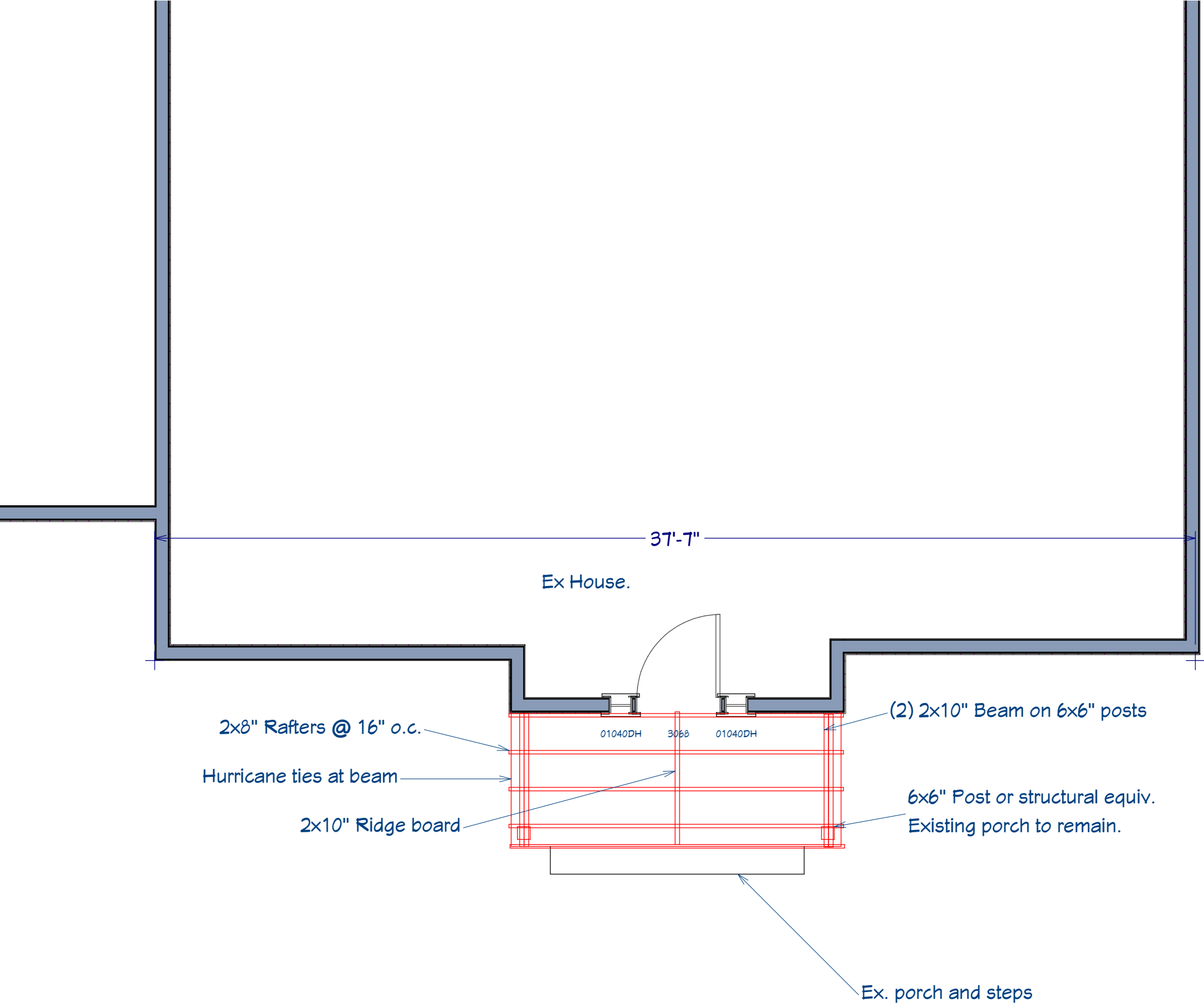
DISCLAIMER: This recommendation does not constitute a building permit. In order for the applicant(s) to construct the structure(s) as proposed, the applicant(s) shall apply for and obtain the necessary building permits and obtain any other approvals required to perform the work described herein. This 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.



844 Covent Garden Lane
Arnold MD 21012

Scale 1/4" = 1'

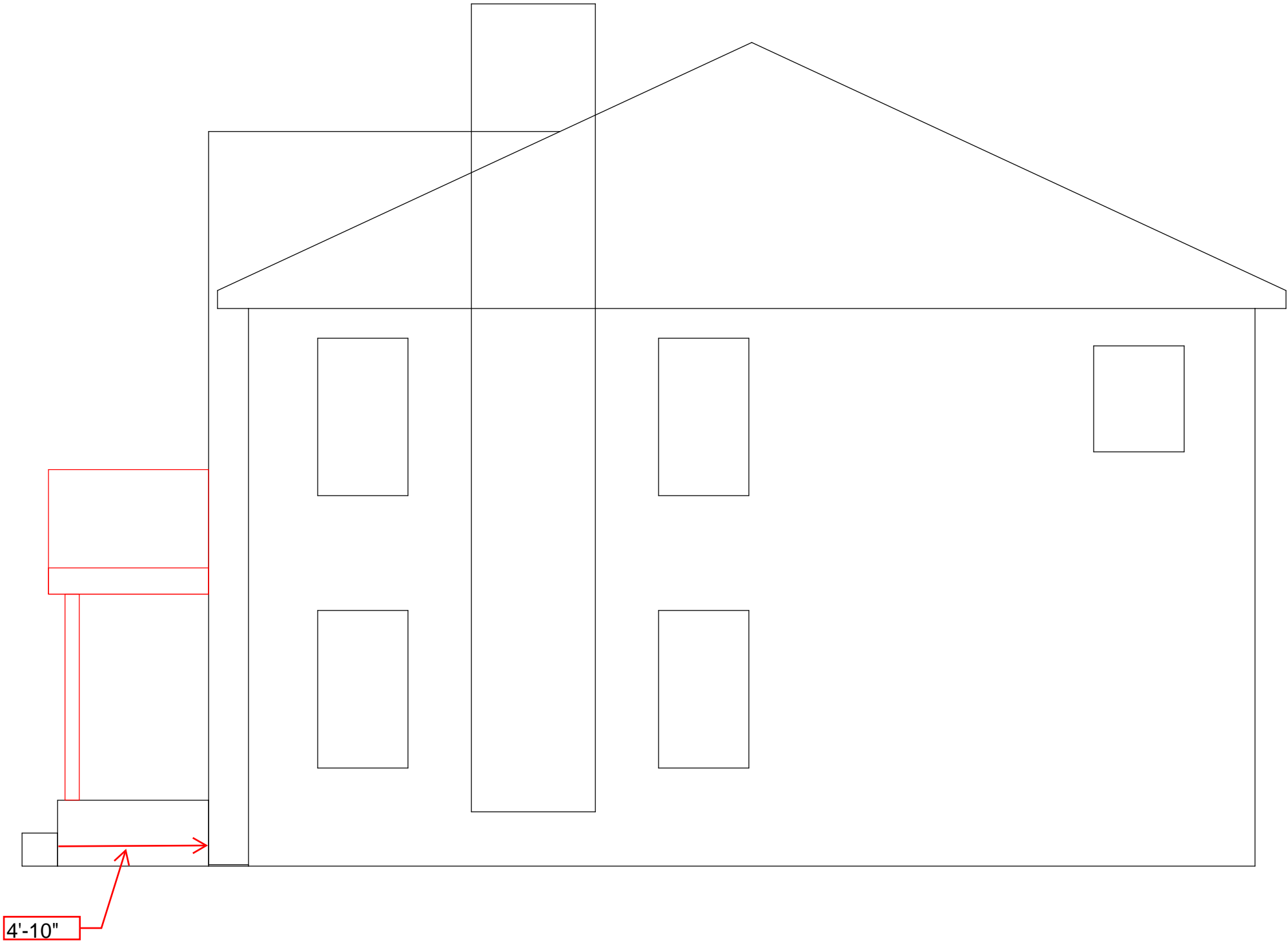
Construction Plans (Top View)



844 Covent Garden Lane
Arnold MD 21012

Scale 1/4" = 1'

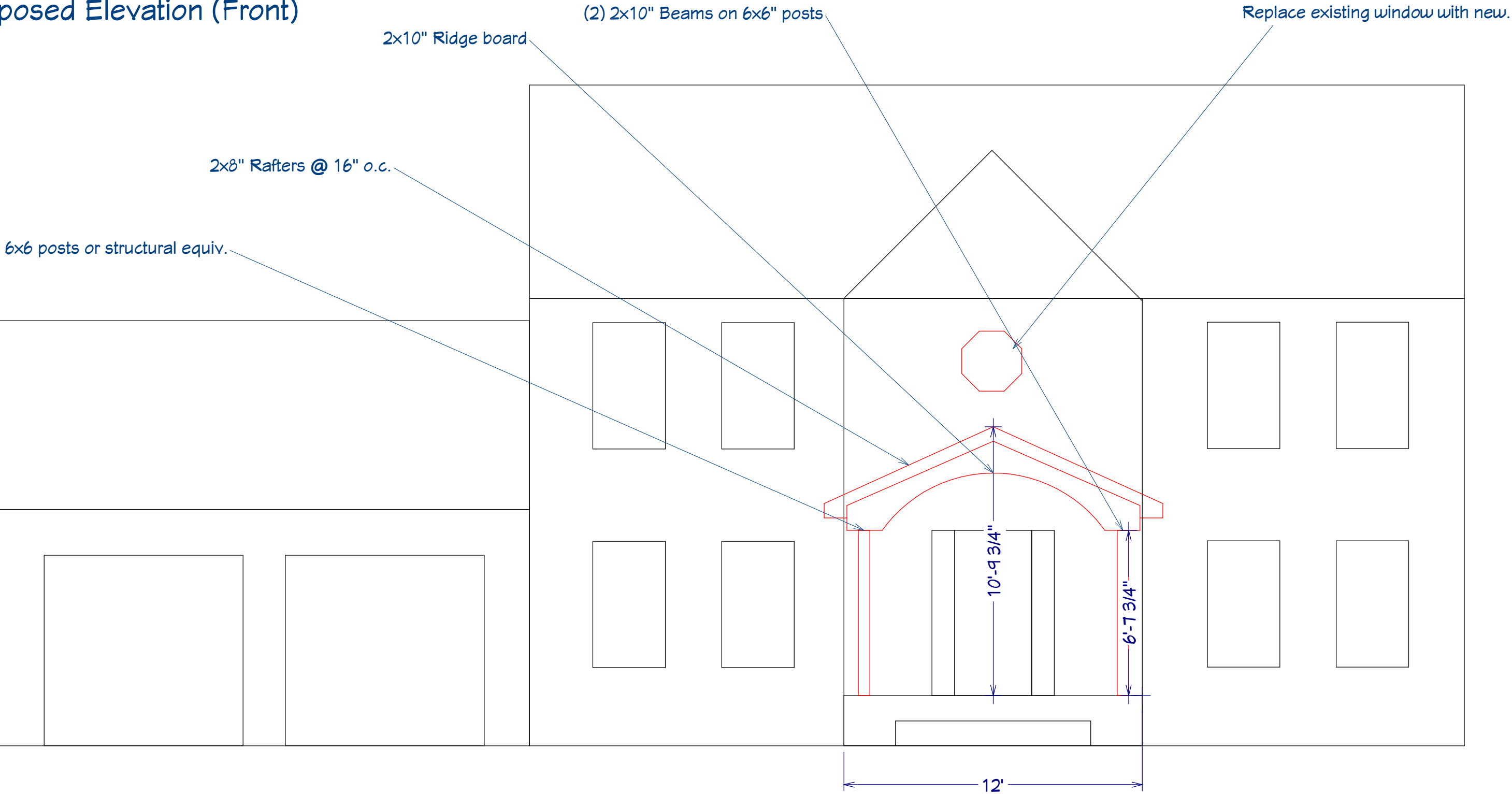
Proposed Elevation (Right)



844 Covent Garden Lane
Arnold MD 21012

Scale 1/4" = 1'

Proposed Elevation (Front)

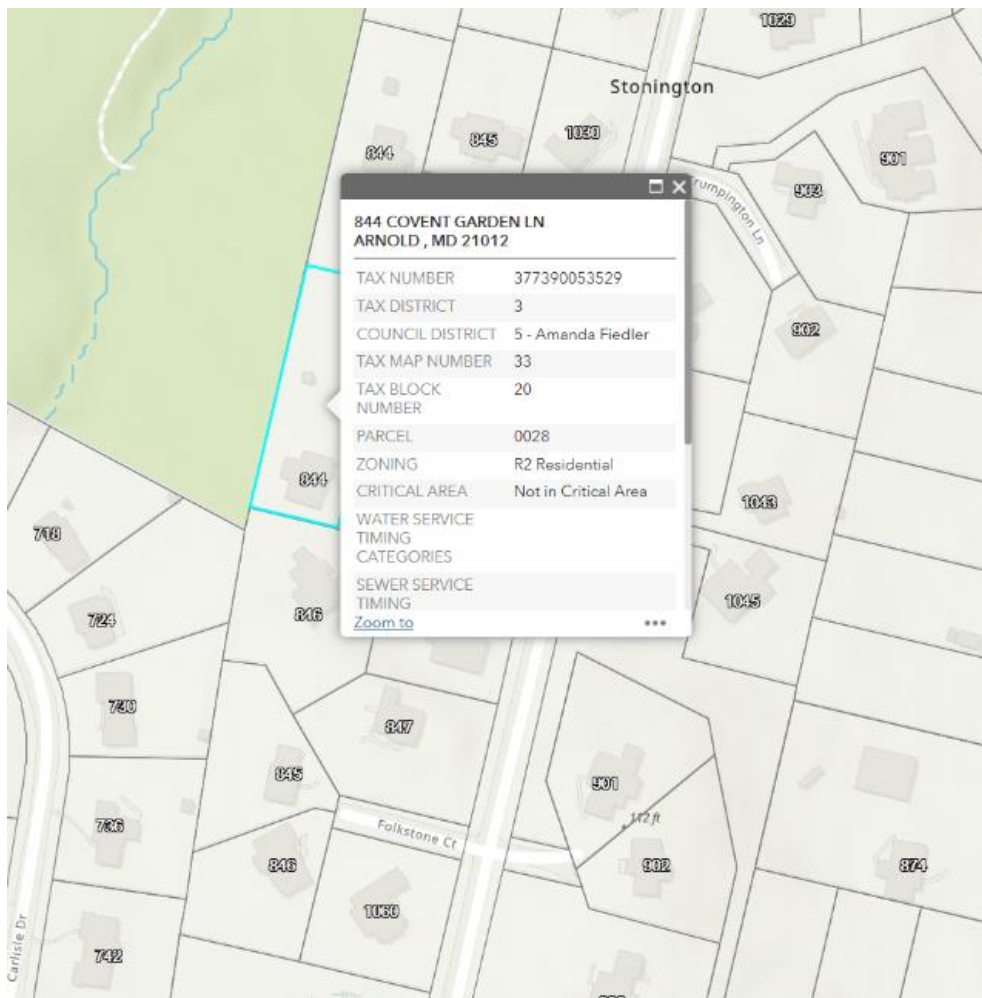


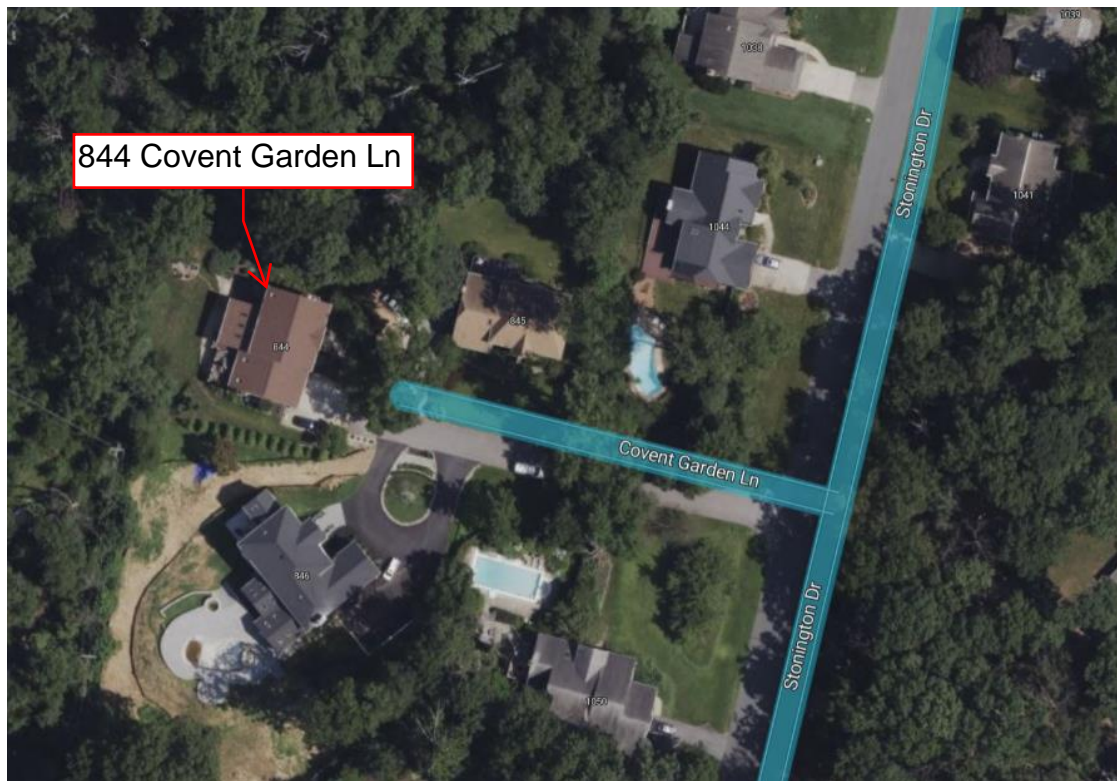
July 7, 2025

Office of Planning and Zoning
Anne Arundel County, MD

Re: Variance Request to Construct Portico
844 Covent Garden Lane
Arnold, MD 21012

This serves as the Letter of Explanation in requesting a variance to construct a one-story portico over an existing front porch within 20 feet of a property line. Attachments to the Administrative Site Plan show the proposed portico relative to the two-story plus attic house. The house and porch were originally constructed in 1990 when the neighborhood was being developed. The neighborhood (Stonington on the Magothy) is zoned R2 with the referenced address on a 0.72-acre lot. The neighborhood open areas are wooded affording privacy between homeowners. Porticos are very common in the neighborhood including all homes shown in the below areal image except for 844 Covent Garden Lane.





The List of Nearby Property Owners identify all property owners within 300 feet of the property lines on all sides of the lot; however, there are only three property owners that will be able to see the portico from certain aspects.

845 Covent Garden Lane is the closest to the proposed portico. The portico would be visible from the garage and driveway on the side of the house. See photo on page 3.

846 Covent Garden Lane faces 845 Covent Garden Lane but could see the portico when looking left from their front porch. See photo on page 4.

1050 Stonington Drive is the furthest away. The portico would be seen from the deck in the rear of the house. See photo on page 5.

Very truly yours,

A handwritten signature in black ink, appearing to read "William Wagner".

William Wagner, P.E. (MD 19541)
844 Covent Garden Lane
Arnold, MD 21012
Billwagner548@gmail.com

Enclosures

845 Covert Garden Lane



846 Covent Garden Lane



1050 Stonington Drive



This Deed

BOOK 9129 PAGE 589

3-773-9005-3529

Tax Account No./Parcel Identifier

Made this 9th day of April, 19 99, by and between
Robert S. Stankard and Ada A. Stankard, tenants by the entirety
party(ies) of the first part, and
William P. Wagner and M. Renee Wagner, tenants by the entirety
party(ies) of the second part:

Witnesseth, that in consideration of the sum of \$ 370,000.00 receipt of which is hereby
acknowledged, and which party(ies) of the first part certify under the penalties of perjury as the actual considera-
tion paid or to be paid, including the amount of any mortgage or deed of trust outstanding, the said party(ies) of
the first part do(es) grant and convey unto the party(ies) of the second part in fee simple as Tenants by
the Entirety all that property situate in Anne Arundel County, State of Maryland,
described as:

BEING KNOWN AND DESIGNATED as Lot No. 7, which is shown on a Plat entitled
"Stonington", and recorded among the Land Records of Anne Arundel County in
Plat Book No. 106, folio 22, and Amended in Plat Book No. 119, folio 23.
The Improvements thereon being known as 844 Covent Garden Lane.

By the execution of the Deed, the party(ies) of the first part hereby certify(ies)
under penalties of perjury that the actual consideration paid or to be paid,
including the amount of any mortgage or deed of trust outstanding, is in the sum
total of \$370,000.00.

RECEIVED
STATE DEPARTMENT OF
ASSESSMENTS & TAXATION
FOR ANNE ARUNDEL COUNTY

WILLIAM F. SMOUSE 4-19-99

N 319

which has an address of 844 Covent Garden Lane, Arnold, Md. 21012

Subject to covenants, easements and restrictions of record.

To Have and To Hold said land and premises above described or mentioned and hereby intended to
be conveyed, together with the buildings and improvements thereupon erected, made or being, and all and every ti-
tle, right, privileges, appurtenances and advantages thereunto belonging, or in anywise appertaining, unto and for
the proper use only, benefit and behalf forever of said party(ies) of the second part in fee simple.

Being the same property described in Liber 5153 folio 394, among the said Land Records.

And the said party(ies) of the first part covenants that it will warrant specially the property hereby con-
veyed and that it will execute such further assurances of said land as may be requisite or necessary.

In Testimony Whereof, the said party of the first part has set its hand(s) and seal(s) the year and day
first above written.

(SEAL)

Robert S. Stankard
Robert S. Stankard (SEAL)

(SEAL)

Ada A. Stankard
Ada A. Stankard (SEAL)

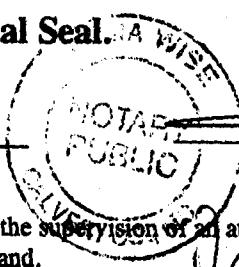
State of Maryland, County of Anne Arundel Calvert ss:

I Hereby Certify that on this 9th day of April, 19 99,
before me, the undersigned subscriber, did personally appear Robert S. Stankard and Ada A.
Stankard, tenants by the entirety

known to me or satisfactorily proved to be the person(s) whose name(s) are set forth in the within deed, and did fur-
ther acknowledge that they executed the foregoing deed for the purposes therein contained.

Witness My Hand And Notarial Seal

My commission expires 3-14-02



ACCT. 3773-9005-3529
ALL LIENS ARE PAID AS
OF 4-19-99 A.A. COUNTY.
BY: sgm

Notary Public

I certify that this instrument was prepared under the supervision of an attorney admitted
to practice before the Court of Appeals of Maryland.

Robert Law

Attorney

Grantors' Address _____
Grantees' Address 844 Covent Garden Lane, Arnold, Md. 21012
Title Insurer First American Title Insurance

Deed

Robert S. Stankard and Ada A. Stankard, tenants
by the entirety

To

William P. Wagner and M. Renee Wagner, tenants
by the entirety

Received for record on the _____ day of _____, 19 _____,
at _____ o'clock, _____ M. and recorded in Liber No. _____, folio _____,
among the Land Records of the County of _____, State of Maryland.

CLERK

Law Office
Preferred Title & Escrow, Inc.
576 Ritchie Highway
Severna Park, MD 20744

CASE# 995406

REMIT TO:
Preferred Title & Escrow, Inc.
576 Ritchie Highway
Severna Park, MD 20744

State of Maryland Land Instrument Intake Sheet

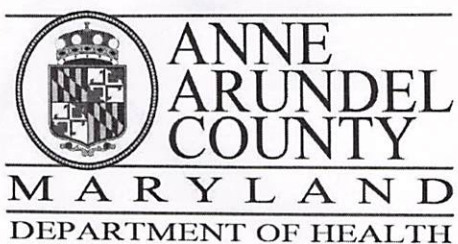
☐ Baltimore City ☒ County: Anne Arundel

BOOK 9129 PAGE 591

Information provided is for the use of the Clerk's Office and State Department of Assessments and Taxation, and County Finance Office only.
(Type or Print in Black Ink Only--All Copies Must Be Legible)

1	Type(s) of Instruments	<input type="checkbox"/> Check Box if Addendum Intake Form is Attached.					
	1 Deed	Mortgage	Other	Other			
	2 Deed of Trust	Lease					
2	Conveyance Type	Improved Sale	Unimproved Sale	Multiple Accounts	Not an Arms-		
	Check Box	Arms-Length [1]	Arms-Length [2]	Arms-Length [3]	Length Sale [9]		
3	Tax Exemptions	Recordation					
	(if Applicable)	State Transfer first time homebuyers					
	Cite or Explain Authority	County Transfer					
4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only			
	Purchase Price/Consideration	\$	370,000.00	Transfer and Recordation Tax Consideration			
	Any New Mortgage	\$	296,000.00	Transfer Tax Consideration	\$		
	Balance of Existing Mortgage	\$		X () % =	\$		
	Other:	\$		Less Exemption Amount --	\$		
	Other:	\$		Total Transfer Tax =	\$		
	Full Cash Value	\$		Recordation Tax Consideration	\$		
				X () per \$500 =	\$		
				TOTAL DUE	\$		
5	Fees	Amount of Fees	Doc. 1	Doc. 2	Agent:		
	Recording Charge	\$	20.00	\$ 20.00	Tax Bill:		
	Surcharge	\$	5.00	\$ 5.00			
	State Recordation Tax	\$	2,590.00		C.B. Credit:		
	State Transfer Tax	\$	1,850.00				
	County Transfer Tax	\$	3,700.00		Ag. Tax/Other:		
	Other	\$					
	Other	\$					
6	Description of Property	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG
	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).		3773-9005-3529	5153/394			<input type="checkbox"/> (5)
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR(3c)	Plat Ref.
		Stonington		7			106/22
		Location/Address of Property Being Conveyed (2)					
		844 Covent Garden Lane, Arnold, Md. 21012					
		Other Property Identifiers (if applicable)				Water Meter Account No.	
		n/a				n/a	
		Residential <input checked="" type="checkbox"/> or Non-Residential <input type="checkbox"/>		Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/>		Amount:	
		Partial Conveyance <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Description/Amt. of Sq. Ft./Acreage Transferred:			
		If Partial Conveyance, List Improvements Conveyed:					
7	Transferred From	Doc. 1 - Grantor(s) Name(s)		Doc. 2 - Grantor(s) Name(s)			
		Robert S. Stankard		William P. Wagner			
		Ada A. Stankard		M. Renee Wagner			
		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 - Grantees(s) Name(s)		Doc. 2 - Grantees(s) Name(s)			
		William P. Wagner		Lawyers Title Ins. Co.			
		M. Renee Wagner		, Trustee(s)			
		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)			
				National City Mortgage Co.			
10	Contact/Mail Information	Instrument Submitted By or Contact Person				<input type="checkbox"/> Return to Contact Person	
		Name: Sherry Gray (File #995406)				<input type="checkbox"/> Hold for Pick Up	
		Firm: Preferred Title & Escrow, Inc.				<input checked="" type="checkbox"/> Return Address Provided	
		Address: 7701 Greenbelt Road					
		Greenbelt, MD 20770 Phone: (301) 513-9090					
11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER						
	Assessment Information	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Will the property being conveyed be the grantee's principal residence? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Does transfer include personal property? If yes, identify: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).					
	Assessment Use Only - Do Not Write Below This Line						
	<input type="checkbox"/> Terminal Verification		<input type="checkbox"/> Agricultural Verification		<input type="checkbox"/> Whole		<input type="checkbox"/> Part
	Transfer Number: 4857		Date Received: 4-11-99		Deed Reference:		Assigned Property No:
	Year	19	19	Geo.	Map	Sub	Block
	Land			Zoning	Grid	Plat	Lot
	Buildings			Use	Parcel	Section	Occ. Cd.
	Total			Town Cd.	Ex. St.	Ex. Cd.	
	REMARKS:						
	4857 2773903529						
	Distribution: Clerk's Office SDAT Office of Finance Preparer AOC-CC-300 (6/95)						

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) RPD 9129, p. 0591, MSA_CE59_9473. Date available 06/18/2005. Printed 06/18/2005.




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 21, 2025

RE: William P. Wagner
844 Covent Garden Lane
Arnold, MD 21012

NUMBER: 2025-0135-V

SUBJECT: Variance/Special Exception/Rezoning

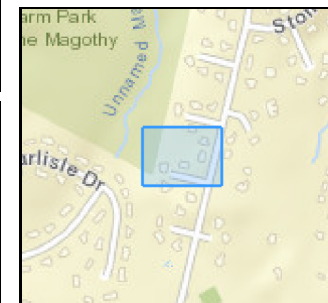
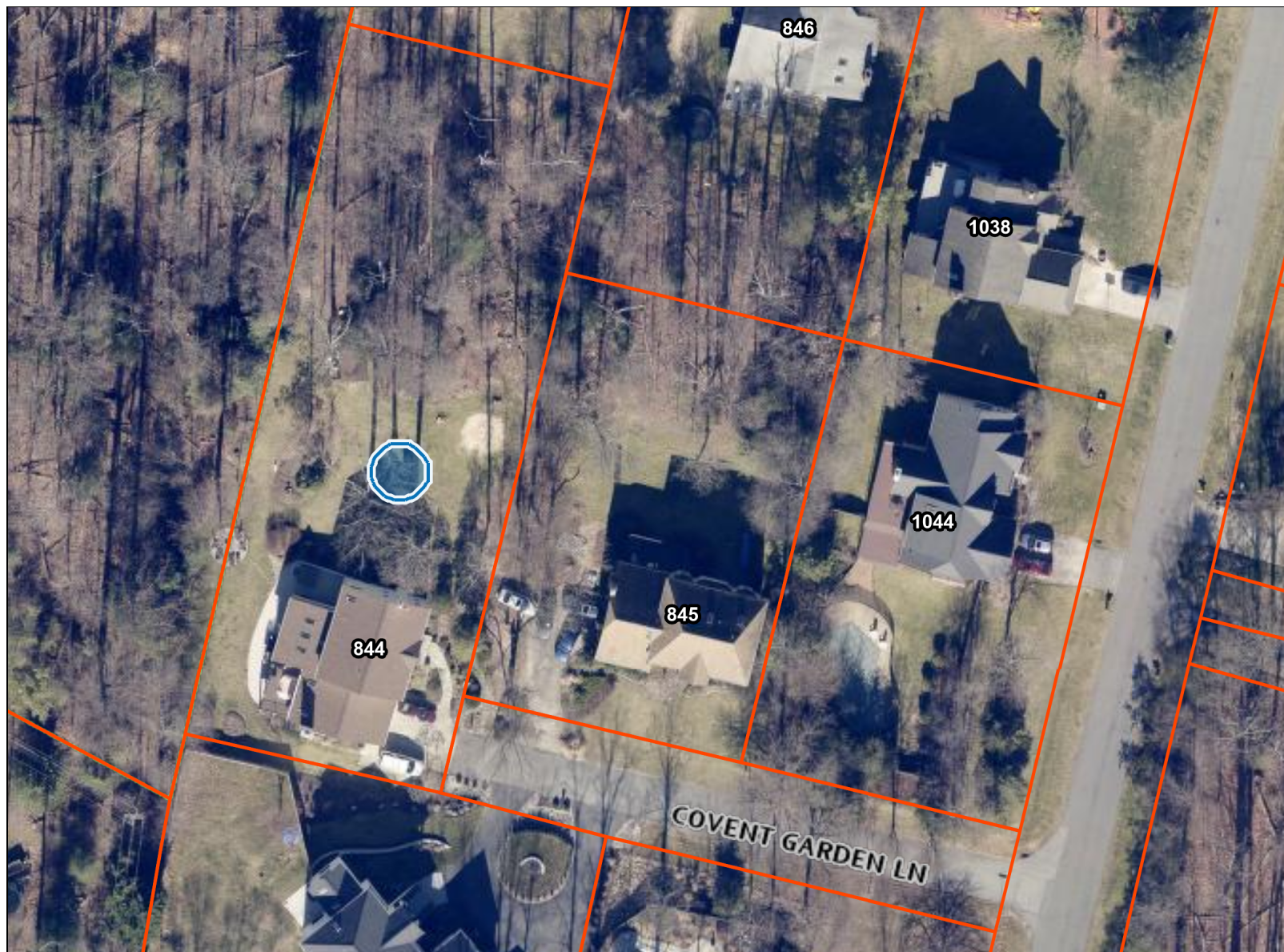
The Health Department has reviewed the above referenced variance to allow a dwelling addition (portico) with less setbacks than required.

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

844 Covent Garden Ln.



Legend

Foundation

Addressing



Parcels



Parcels - Annapolis City



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 50 100
ft



THIS MAP IS NOT TO BE
USED FOR NAVIGATION

Notes