

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

APPLICANT: Chessie Homes LLC

ASSESSMENT DISTRICT: 3rd

CASE NUMBER: 2025-0143-V

COUNCILMANIC DISTRICT: 2nd

HEARING DATE: September 30, 2025

PREPARED BY: Donnie Dyott Jr. 
Planner

REQUEST

The applicant is requesting a variance to allow a dwelling and associated facilities with less setbacks than required on property located at 7569 Old Stage Road in Glen Burnie.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of 3,337 square feet of land and is identified as Lots 7 & 8 of Parcel 146 in Block 23 on Tax Map 9 in the Glen Burnie Heights subdivision. The property is zoned R5 – Residential District, is not located within the Chesapeake Bay Critical Area and is currently unimproved.

PROPOSAL

The applicant seeks approval to construct a two-story with habitable attic, single-family, detached dwelling with a height of 28 feet. The proposed dwelling is irregular in shape and has a footprint of 886 square feet.

REQUESTED VARIANCES

§ 18-4-701 of the Anne Arundel County Zoning Code provides that a principal structure in an R5 District shall be set back a minimum of 35 feet from a principal arterial or higher classification road. The proposed dwelling would be constructed 7 feet from the right of way line of MD Route 100 (a freeway), necessitating a variance of 28 feet.

§ 18-4-701 of the Anne Arundel County Zoning Code provides that a principal structure in an R5 District shall be set back a minimum of 15 feet from the rear lot line. The proposed dwelling would be constructed 10 feet from the rear lot line (line abutting the 12' private alley), necessitating a variance of 5 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.

The **Maryland Aviation Administration** commented that the property is within the BWI 4-mile radius and the applicant must file for an Airport Zoning Permit with the MAA.

The **Office of Inspections and Permits (Engineering Division)** commented that the actual rear property line must be determined as the plan shows a line extending 6 feet into the alley. They also noted that there is a required 455 foot setback from the site's property line to the edge of mainline pavement of MD Route 100.

FINDINGS

The applicant describes the proposed dwelling as being two stories with a habitable attic. The habitable attic will be built into the trusses giving the dwelling a two story elevation from the road while also providing a partial third floor. The applicant argues that the house footprint at 886 square feet is modest in size and provides an opportunity for affordable housing. Given the applicable setbacks for the site, there is no developable area to locate a dwelling. Finally, it is described that there is a sound wall along Route 100 to shield the dwelling from the roadway noise.

For the granting of a zoning variance, a determination must be made as to whether, because of certain unique physical conditions peculiar to or inherent in the particular lot or because of exceptional circumstances, strict implementation of the Code would result in practical difficulties or an unnecessary hardship. In this particular case, development of the site is constrained by the practical limitations of an existing residentially zoned lot that is undersized, narrow, and subject to an increased setback due to the presence of Route 100 to the south. As such, variance relief is warranted in order to allow development of an existing residential lot with an allowed use.

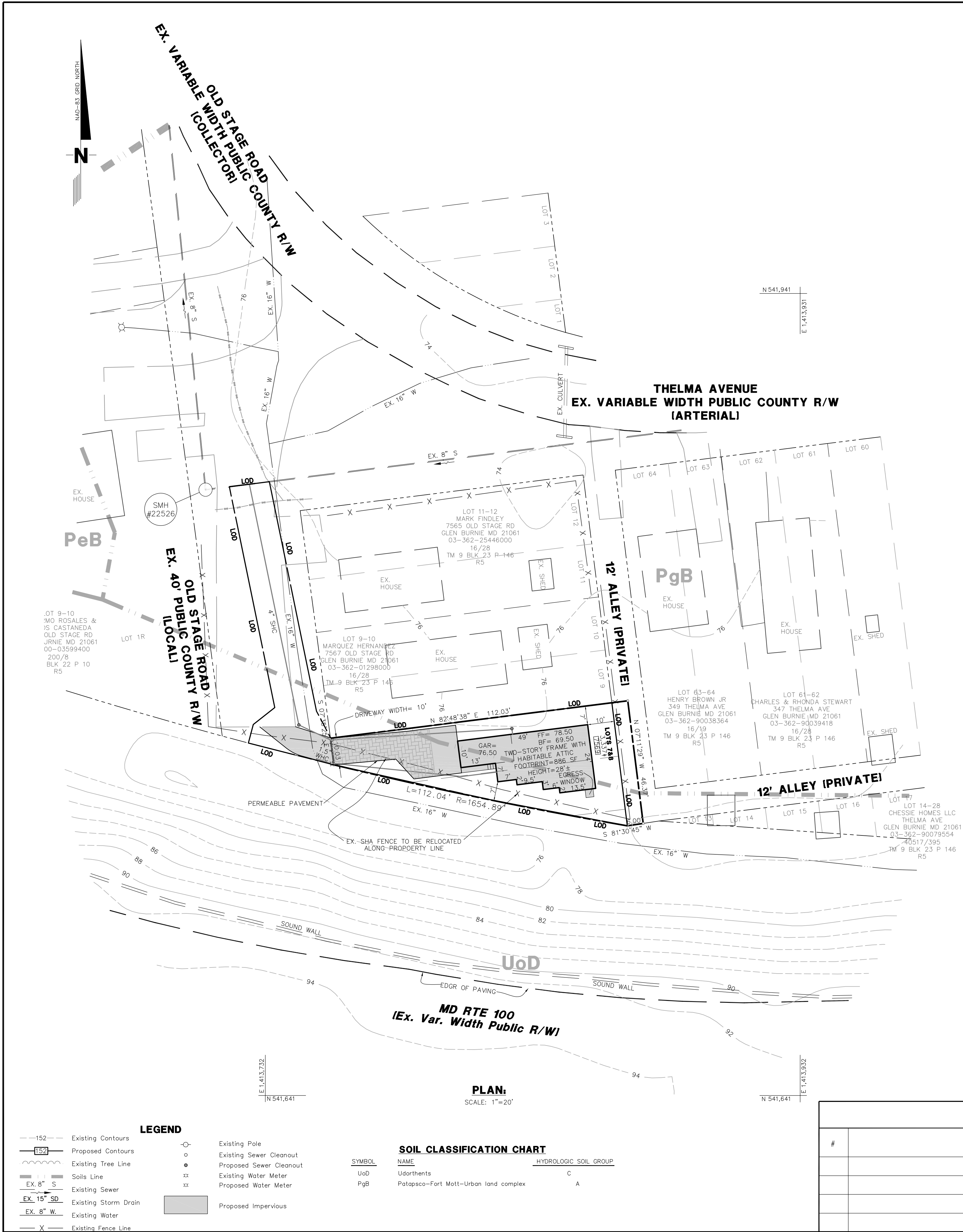
The proposal is considered to be the minimum necessary to afford relief by this Office. The dwelling footprint of 886 square feet is modest in size and the proposed height of 28 feet is well within the allowable limit. The dwelling meets the side and front setback requirements and would not appear to cause any adverse impacts to neighboring properties. There is no evidence that the proposed variances would alter the essential character of the neighborhood as dwellings with similar footprints appear to be common in the area. The variances will not be detrimental to the public welfare and will not reduce forest cover in the LDA or RCA.

While this Office finds that the proposal meets the variance requirements, it should be noted that the design does not provide an outdoor amenity area such as a deck and does not appear to leave room for one to be constructed on the rear or side of the dwelling without further variance relief. As this proposal is being considered the minimum variance necessary, further variance relief for a deck may not meet the variance standards.

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 proposed zoning variances to § 18-4-701 to allow construction of the dwelling and associated facilities 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.





303 Najoles Road - Suite 114
Millersville, MD 21108

Phone: 410-987-6901
Fax: 410-987-0589

July 10, 2025

Ms. Sterling Seay
Anne Arundel County
Office of Planning and Zoning
2664 Riva Road
Annapolis MD 21401

**Re: Glen Burnie Heights
Block UU, Lots 7 & 8
Variance Application**

Dear Ms. Seay,

Please accept this as our formal variance request to the Zoning Regulations on behalf of our client. The variance requests are to Article 18, Section 4 – 701 of the R-5 Bulk Regulation of:

1. A variance of 5' to the required 15' rear lot line setback
2. A variance of 28' to the required 35' setback to a principal arterial or higher classification road.

We are requesting this variance to allow for existing lots to be developable based on the restrictive nature of the setbacks.

The proposed house is two-story with a habitable attic. The habitable attic is built into the trusses, where the house will have a two-story elevation from the road, but there will be a partial third floor with a house height of 28'+/-. The footprint of the home is 886 square feet, modest in sized based on the small nature of the lot. Due to the lot size and house size, the proposed house provides for a great opportunity to provide affordable housing in the county. There is a sound wall along route 100 in this area to shield the proposed house from the noise of route 100 and also provide an extra buffer to the houses. The house will be set back roughly 75' from the exit lane.

In response to the prefile comment regarding the garage, per Article 17-6-604(e), it is required to have one additional space than the two required when on-street parking is not provided. There is no street parking available for this site, so the integrated garage allows for an additional parking space.

In response to the I&P Engineering prefile comments:

1. A scale has been added to the site plans
2. The road segment and alley have been labeled.

3. The LOD is shown and its size noted in the general notes.
4. The width of the driveway is labeled.
5. The fence has been labeled.
6. Noted. This does not apply to existing platted lots.

Explanation as required by Article 18, Section 16-305(a)

We believe the granting of this variance is warranted because of the unique physical conditions of the lots. Specifically, the lots are undersized for their zoning designation at 3,337 square feet, well under the 7,000 square foot requirements of the bulk regulations. In addition, Lots 7-8 are undersized in width at only 40' at their widest and all the way down to 10.03' at their narrowest, well under the 60' requirement in the bulk regulations. These lots were platted well before bulk regulations and further hindered by the construction of Route 100 necessitating a 35' setback while also leaving behind uniquely shaped and undersized lots.

Explanation as required by Article 18, Section 16-305(c)

We believe the granting of these variances are warranted because the requested variance is the minimal necessary to afford relief based upon the size of the lot and the unique physical conditions. Due to the building restriction lines of the bulk regulations, there is no buildable area on the lots without the approval of a variance. The proposed house is modest in size where the foundation will be 47' from the accessible right of way allowing for off street parking and not hindering neighbor's streetscape. The granting of this variance will not alter the character of the neighborhood as the proposed house will have a typical 2-story elevation from the road and is typical of R5 development. This variance will not impair the appropriate use or development of the surrounding property as it will not deny access or the possibility to build on neighboring lots and the proposed house will not affect the street view of any other properties. The granting of this variance will not be detrimental to the welfare of the public. In addition, stormwater management will be provided with the new home

If you have any questions or need any additional information, please feel free to contact me at your convenience.

Thank you,



Michael J. Werner, P.E.

2 of 2

PARCEL NO.: 03-362-07827800; 03-362-90079492;
03-362-07825700; 03-362-07827911; 03-362-07823350;
03-362-07828300; 03-362-90079554

Title Insurance Underwriter: First American Title Insurance Company

LR - Deed (w Taxes)
Recording only ST 20.00
Name: Chessie Home LLC
Ref:
LR - Deed (with Taxes)
Surcharge 40.00
Transfer Tax 75.00
LR - NR Tax - 1kd 0.00
SubTotal: 135.00
Total: 250.00
06/20/2024 11:36
CC02-CC
#18213553 CC0501 - Anne
Arundel
County, MD 01.11 -
Register 11

THIS DEED is made this 14th day of March, 2024, by and between **JOHN E. DEMYAN**,
party of the first part; and **CHESSIE HOMES, LLC, a Limited Liability Company**,
second part.

WITNESSETH, that in consideration of the sum of FIFTEEN THOUSAND AND 00/100
Dollars (\$15,000.00), the receipt of which is hereby acknowledged, the said party of the first part
does grant and convey to the said party of the second part, as sole owner in fee simple, all that lot
of ground situate in Anne Arundel County, Maryland, and described as follows, that is to say:

ALL those parcels of land numbered 1-7 incorporated and described in the
attached **Exhibit "A"**

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

CC-Overpayment by Check
Reason: Overpayment By
Check
Check: 2068
55.00

TO HAVE AND TO HOLD the said described lot of ground and premises to the said party
of the second part, its personal representatives and assigns, in fee simple.

250.00
06/20/2024 11:36
CC02-CC
#18213553 CC0501 - Anne
Arundel
County, MD 01.11 -
Register 11


AND the said party of the first part covenants that he will warrant specially
hereby conveyed and that they will execute such further assurances of said land as may be
requisite.

06/17/24 09:23 AM C 0002 R 0002
Val #: 0002-262054 \$105.00
County Transfer Tax

3362-9007-9554
3362-0782-8300
3362-0782-7800
3362-0782-5700
3362-0782-3350
3362-0782-7911
ACCT 3362-9007-9492
ALL REQUIRED LIENS ARE PAID AS
OF 6-11-24 A.A. COUNTY
BY: [Signature]

IN TESTIMONY WHEREOF, the said party of the first part has set his hand and seal the day and year first above written.


WITNESS:



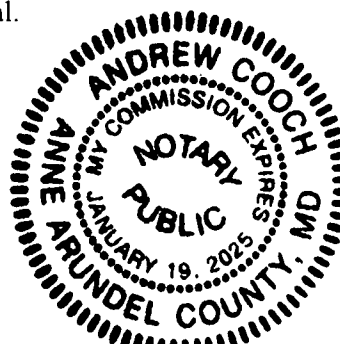
 3/14/2024 (SEAL)
John E. Demyan

STATE OF MARYLAND
COUNTY OF ANNE ARUNDEL (or City of Baltimore)

I hereby certify that on the 14th day of March, 2024, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared John E. Demyan, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and made oath in due form of law that the matters and facts set forth herein are true. In witness thereof I hereunto set my hand and official seal.


Signature of notary public

Notary Public
My Commission Expires: 1-19-25



I CERTIFY THAT THIS INSTRUMENT WAS PREPARED BY AN ATTORNEY OR UNDER THE SUPERVISION OF AN ATTORNEY ADMITTED TO PRACTICE BEFORE THE COURT OF APPEALS OF MARYLAND.


ANDREW COOCH, ATTORNEY

Exhibit A

Legal Description

Parcel 1: Tax ID 03-362-07827800

BEING KNOWN AND DESIGNATED as Lots 38 thru and including Lot 43, Section PP, "GLEN BURNIE HEIGHTS", which plat is recorded among the Land Records of Anne Arundel County in Plat Book 16, folio 19; SAVING AND EXCEPTING those parts of Lots 38 thru and including Lot 43, Section PP, "GLEN BURNIE HEIGHTS" which, by Inquisition made and taken at Bar in the Circuit Court for Anne Arundel County (Law No. B-1242) dated January 4, 1965 and recorded among the Land Records of Anne Arundel County in Liber LNP 1825, folio 565, became vested in the State of Maryland, to the use of the State Roads Commission (See S.R.C. Plat No. 30529.) and those parts of Lots 38 thru and including Lot 43, Section PP, "GLEN BURNIE HEIGHTS" which, by Deed dated May 20, 1992, and recorded among the aforesaid Land Records in Liber MMR 5633, folio 874, were granted and conveyed by John E. Demyan unto the State of Maryland, to the use of the State Highway Administration of the Department of Transportation. (See S.H.A. Plat 50607.)

Premises Address being known as Broad Avenue, Glen Burnie MD 21061.

Being part of the same property which by deed dated July 30, 1946, and recorded among the Land Records of Anne Arundel County, Maryland on December 30, 1946, in Liber 375, in Folio 259, was granted and conveyed by County Commissioners of Anne Arundel County unto John Demyan, Jr.

Being also the same property which by deed of even date, and recorded among the Land Records of Anne Arundel County, Maryland immediately prior hereto was granted and conveyed by John E. Demyan, Personal Representative of the Estate of John Demyan Jr unto John E. Demyan.

Parcel 2: Tax ID 03-362-90079492

BEING KNOWN AND DESIGNATED as Lot 13, Section UU, "GLEN BURNIE HEIGHTS", which plat is recorded among the Land Records of Anne Arundel County in Plat Book 16, folio 19; SAVING AND EXCEPTING all that part of Lot 13, Section UU which, by Inquisition made and taken at Bar in the Circuit Court for Anne Arundel County (Law No.B-1242) dated January 4, 1965 and recorded among the Land Records of Anne Arundel County in Liber LNP 1825, folio 565, became vested in the State of Maryland, to the use of the State Roads Commission (See S.R.C. Plat 30528) and that part of Lot 13, Section UU, "GLEN BURNIE HEIGHTS" which, by Deed dated May 20, 1992 and recorded among the aforesaid Land records in Liber MMR 5633, folio 874, was granted by John E. Demyan unto the State of Maryland, to the use of the State Highway Administration of the Department of Transportation. (See S.H.A. Plat 50606.)

Premises Address being known as Broad Ave, Glen Burnie MD 21061.

Being part of the same property which by deed dated October 14, 1991, and recorded among the Land Records of Anne Arundel County, Maryland on December 19, 1991, in Liber 5481, in Folio 97, was granted and conveyed by John E. Demyan, Personal Representative of the Estate of John Demyan, Jr, deceased unto John E. Demyan.

Parcel 3: Tax ID 03-362-07825700

BEING KNOWN AND DESIGNATED as Lots 29 thru and including Lot 32, Section UU, "GLEN BURNIE HEIGHTS", which plat is recorded among the Land Records of Anne Arundel County in Plat Book 16, folio 19; SAVING AND EXCEPTING those parts of Lots 29 thru and including Lot 32, Section UU, "GLEN BURNIE HEIGHTS" which, by Inquisition dated January 4, 1965 and recorded among the Land Records of Anne Arundel County in Liber LNP 1825, folio 565, became vested in the State of Maryland, to the use of the State Roads Commission (See S.R.C. Plat 30528) and those parts of Lots 29 thru 32, Section UU, "GLEN BURNIE HEIGHTS" which, by Deed dated May 20, 1992 and recorded among the Land Records of Anne Arundel County in Liber MMR 5633, folio 874, were granted and conveyed by John E. Demyan unto the State of Maryland, to the use of the State Highway Administration of the Department of Transportation (See S.H.A. Plat 50606).

Premises Address being known as Old Stage Road, Glen Burnie MD 21061.

Being part of the same property which by deed dated February 17, 1953, and recorded among the Land Records of Anne Arundel County, Maryland on February 18, 1953, in Liber 738, in Folio 400, was granted and conveyed by James W. Bullock and Alma Ruth Bullock unto John Demyan, Jr. and Florence V. Demyan as t/e; Florence V. Demyan having predeceased John Demyan Jr., vesting interest solely under the remaining tenant by entirety.

Being also the same property which by deed of even date, and recorded among the Land Records of Anne Arundel County, Maryland immediately prior hereto was granted and conveyed by John E. Demyan, Personal Representative of the Estate of John Demyan Jr unto John E. Demyan.

Parcel 4: Tax ID 03-362-07827911

BEING KNOWN AND DESIGNATED as Lots 41 and 43, Section NN, "GLEN BURNIE HEIGHTS", which plat is recorded among the Land Records of Anne Arundel County in Plat Book 16, folio 19.

Premises Address being known as Rose Avenue, Glen Burnie MD 21061.

Being part of the same property which by deed dated June 26, 2003, and recorded among the Land Records of Anne Arundel County, Maryland on June 30, 2003, in Liber 13279, in Folio

789, was granted and conveyed by John E. Demyan, Personal Representative of the Estate of John Demyan, Jr unto John E. Demyan.

Parcel 5: Tax ID 03-362-07823350

BEING KNOWN AND DESIGNATED as Lots 1, 2 and 3, Section TT, "GLEN BURNIE HEIGHTS", which plat is recorded among the Land Records of Anne Arundel County in Plat Book 16, folio 19; SAVING AND EXCEPTING 0.146 Acres +/- as described by metes and bounds in that certain Deed of Exchange by and between Anne Arundel County, Maryland and John Demyan, Jr. dated January 25 1972 and recorded among the aforesaid Land Records in Liber MSH 2473, folio 636, as shown on the Plat attached thereto, recorded in Liber MSH 2473. folio 641.

Premises Address being known as Baltimore Annapolis Blvd., Glen Burnie MD 21061.

Being part of the same property which by deed dated June 23, 2004, and recorded among the Land Records of Anne Arundel County, Maryland on July 8, 2004, in Liber 15076, in Folio 44, was granted and conveyed by John E. Demyan, Personal Representative of the Estate of John Demyan Jr unto John E. Demyan.

Parcel 6: Tax ID 03-362-07828300

BEING KNOWN AND DESIGNATED as Lots 7 and 8. Section UU. "GLEN BURNIE HEIGHTS", which plat is recorded among the Land Records of Anne Arundel County in Plat Book 16. folio 19: SAVING AND EXCEPTING parts of Lots 7 and 8, Section UU, "GLEN BURNIE HEIGHTS" which, by Deed dated May 20, 1992 and recorded among the aforesaid Land Records in Liber MMR 5633. folio 874 were granted and conveyed by John E. Demyan unto the State of Maryland, to the use of the State Highway Administration of the Department of Transportation. (See S. H. A. Plat 50606.)

Premises Address being known as Thelma Avenue, Glen Burnie, MD 21061.

Being part of the same property which by deed dated July 30, 1946, and recorded among the Land Records of Anne Arundel County, Maryland on December 30, 1946, in Liber 375, in Folio 259, was granted and conveyed by County Commissioners of Anne Arundel County unto John Demyan, Jr.

Being also the same property which by deed of even date, and recorded among the Land Records of Anne Arundel County, Maryland immediately prior hereto was granted and conveyed by John E. Demyan, Personal Representative of the Estate of John Demyan Jr unto John E. Demyan.

Parcel 7: Tax ID 03-362-90079554

BEING KNOWN AND DESIGNATED as Lots 14 thru and including Lot 28, Section UU, "GLEN BURNIE HEIGHTS", which plat is recorded among the Land Records of Anne Arundel County in Plat Book 16, folio 19; SAVING AND EXCEPTING that part of Lots 14 thru and

including Lot 28, Section UU which, by Deed dated October 14, 1991 and recorded among the Land Records of Anne Arundel County in Liber MMR 5481, folio 097 was granted and conveyed to John E. Demyan, individually, and which was subsequently granted and conveyed by Deed dated May 20, 1992 and recorded among the aforesaid Land Records in Liber MMR 5633, folio 874 by said John E. Demyan, individually unto the State of Maryland, to the use of the State Highway Administration of the Department of Transportation. (See S.H.A. Plat 50606.)

Premises Address being known as Thelma Avenue, Glen Burnie, MD 21061.

Being part of the same property which by deed dated July 30, 1946, and recorded among the Land Records of Anne Arundel County, Maryland on December 27, 1946, in Liber JHH 375, in Folio 259, was granted and conveyed by County Commissioners of Anne Arundel County, C. Albert Hodges, Late Treasurer of Anne Arundel County, Joseph H. Pepper, Late Treasurer of Anne Arundel County, and Whomas W. Davis, Treasurer of Anne Arundel County unto John Demyan, Jr.

Being also the same property which by deed of even date, and recorded among the Land Records of Anne Arundel County, Maryland immediately prior hereto was granted and conveyed by John E. Demyan, Personal Representative of the Estate of John Demyan Jr unto John E. Demyan.

**MARYLAND
FORM
WH-AR**
**Certification of Exemption from Withholding Upon
Disposition of Maryland Real Estate Affidavit of
Residence or Principal Residence**
2024

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor John E. Demyan

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).

Broad Avenue, Glen Burnie, MD 21061

3. Reasons for Exemption
Resident Status


As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.



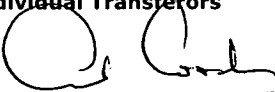
Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence


Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

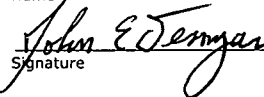
Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors


Witness

John E. Demyan
Name

3/14/2024
**Date


Signature

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

**Date

Title

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

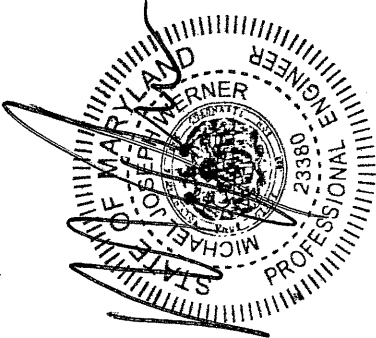
State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Anne Arundel
 Information provided is for the use of the Clerk's Office, State Department of
 Assessments and Taxation, and County Finance Office Only.
 (Type or Print in Black Ink Only—All Copies Must Be Legible)

Space Reserved for Circuit Court Clerk Recording Validation

1	Type(s) of Instruments	<input type="checkbox"/> Check Box if addendum Intake Form is Attached. <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;"><input checked="" type="checkbox"/> Deed</td> <td style="width: 25%;"><input type="checkbox"/> Mortgage</td> <td style="width: 25%;"><input type="checkbox"/> Other</td> <td style="width: 25%;"><input type="checkbox"/> Other</td> </tr> <tr> <td><input type="checkbox"/> Deed of Trust</td> <td><input type="checkbox"/> Lease</td> <td></td> <td></td> </tr> </table>						<input checked="" type="checkbox"/> Deed	<input type="checkbox"/> Mortgage	<input type="checkbox"/> Other	<input type="checkbox"/> Other	<input type="checkbox"/> Deed of Trust	<input type="checkbox"/> Lease																																																																																		
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Anne Arundel County Office of Planning and Zoning
Individual Single Family Dwelling (SFD) Engineering Review Checklist

Project Name - Number	GLEN BURNIE HEIGHTS, Block 44, Lots 7-8		Seal
Design Professional	<p>PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 23380, EXPIRATION DATE: 8/19/2026.</p>		
<p>Instructions:</p> <ol style="list-style-type: none"> The checklist must be submitted with the first submittal. Packages submitted without the completed checklist will not be reviewed and will be returned to the applicant. Design Professional (Des.) should insert into each box either of the following: <ol style="list-style-type: none"> ✓ This item has been addressed. N This item does not apply to this project. All boxes must be checked. The review engineer (Rev.) will upon review of the plans verify by inserting either of the following: <ol style="list-style-type: none"> ✓ This item has been adequately addressed or agree that it does not apply. X This item has not been adequately addressed. (Use the remarks column to indicate via letter designation, which item needs to be addressed or if a more detailed response is required then indicate in the remarks column that the item is addressed in the comment letter). A copy of the checklist will be returned to the applicant with the comment letter. The checklist must be returned with the second submittal utilizing the same check format indicated in item 3 above. 			
▲	This checklist is being provided as a general guide for identifying the minimum features that should be addressed prior to submitting the plans for engineering review. It is to be used in conjunction with the Site Development Plan Checklist for Single Family Dwellings (SFD).		
▲	The design consultant by assigning his/her seal and signature certifies that the plans were completed in accordance with all currently applicable design standards.		
▲	Plans that are incomplete as per the checklist items will result in an incomplete review and will be returned to the consultant. The resubmittal will be considered a first submittal in the review process.		
▲	The Stormwater Management Concept items will be reviewed with the first submittal. If based on the review, this office determines that SWM is being addressed using Environmental Site Design (ESD) to the Maximum Extent Practicable (MEP), then the engineering review of the final details will be completed.		
▲	If this office determines that SWM is NOT being addressed using Environmental Site Design (ESD) to the Maximum Extent Practicable (MEP), then the engineering review of the final details will NOT be completed. The applicant will then address the comments that are required to demonstrate that ESD to the MEP has been addressed prior to commencement of final plan review.		

Anne Arundel County Office of Planning and Zoning
Individual Single Family Dwelling (SFD) Engineering Review Checklist

First Submittal		Second Submittal		Engineering Review for Single Lot Grading Permit Plans (Version: 10-01-2024)		Remarks	
Des.	Rev.	Des.	Rev.				
Stormwater Management Concept Review							
Drainage Area Maps							
1	✓				Provide the following drainage area maps: A) Entire drainage area to site and or affecting site B) On site drainage areas to SWM devices/practices		
2	✓				All Drainage Area Maps: A) Contours numbered with legible lettering B) Contour lines extend at least 200' beyond drainage area boundaries C) Travel path for Tc shown with segments labeled (distance, slope and "n" factor) D) Hydrologic soil groups delineated and shaded E) Acreage shown for entire drainage area and each sub area used in computations for curve number or "C" factor F) North arrow shown G) Scale shown		
3	✓				Soils: A) Labeled and shaded based on Hydrologic Soil Group (A, B, C, D, B) Indicate highly erodible soils by separate shading.		
4	✓				If all of the required information required to be shown, such as soil and zoning etc. cannot be shown on the overall map then the information may be shown on a separate map. These maps must be shown at same scale as the overall map.		
5	✓				Scale shall be 1" = 100' for sites with acreage ≤ 25 acres, or 1" = 200' for sites with acreage > 25 acres.		
On Site Plans							
6	✓				North arrow/NAD 83		
7	✓				Benchmark- BM No., description and elevation. (Indicate vertical control used, NGVD 1929 or NAVD 1988)		
Pre Development							
8	✓				Site outline showing bearings and distances.		
9	✓				Resource Mapping: Provide a composite map which allows clear depiction of the existing site resources and conditions.		
10	✓				Site resources include but are not limited to: A) Mature trees B) Tidal and Non-Tidal Wetlands (based on report) C) Floodplains D) Streams labeled as (Perennial, Intermittent, etc.) E) Slopes greater than 25% (15% in Critical Areas) F) Buffers to streams and wetlands G) Historical and or archaeological resources		
11	✓				Highlight and shade the areas that should be protected from development: This includes site resources listed above and sensitive features such as steep slopes, floodplains, etc.		

Anne Arundel County Office of Planning and Zoning
Individual Single Family Dwelling (SFD) Engineering Review Checklist

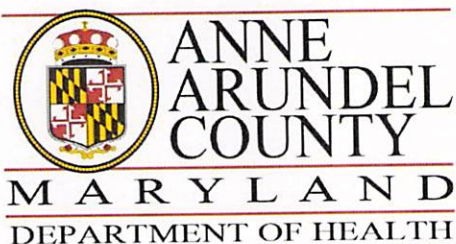
		First Submittal		Second Submittal		Remarks
	Des.	Rev.	Des.	Rev.		
Engineering Review for Single Lot Grading Permit Plans						
12	✓					Certification Note: Provide a note certifying that the location of features shown on the Resource Map has been field verified. Note must be signed by design consultant.
13	✓					Pre and post development discharge points from the site shown and labeled.
14	N/A					Indicate if site is within any Bog Drainage or impact areas.
15	✓					Provide a tabulation of sub drainage areas that provides a linkage with information used in computations. (i.e. any number used in curve number computations should be included in this table and clearly shown on the map.)
16	✓					A) Provide the names of public or private roads that about or traverse the site B) Show right of way limits C) Indicate if road is on the scenic and historic road inventory
17	✓					Location of existing structures, septic areas, and water wells within 100 feet of site located on abutting and adjacent properties, as applicable; labeled "to remain", "to be removed", or "to be abandoned".
18	✓					Property ownership and info- including the tax # for abutting and adjacent properties.
19	✓					Limits of Critical Area designations- LDA, RCA, IDA.
Proposed Development Plan						
Site layout meets the criteria listed below:						
20	✓					Proposed imperviousness and disturbance is minimized to the maximum extent practicable
21	✓					Protects conservation areas, and areas delineated in line 11 above , to the maximum extent practicable
22	✓					SWM is addressed by utilizing non-structural practices, natural areas, landscape features, and micro-practices to manage runoff from impervious surfaces.
23	✓					Site graded so that runoff flows from impervious areas directly to pervious areas or natural conveyance systems.
24	✓					Natural flow paths between the site and upstream and downstream systems are maintained.
25	✓					Sheet flow and natural overland flow processes maintained wherever it is feasible.
26	✓					Stable conveyance of runoff provided to offsite areas.
27	✓					Structural BMPs are used only where absolutely necessary.
28	✓					Show and label proposed contour lines.
29	✓					Easements provided for any work proposed on private offsite properties.
End of Preliminary Plan Review						

Anne Arundel County Office of Planning and Zoning
Individual Single Family Dwelling (SFD) Engineering Review Checklist

First Submittal		Second Submittal		Remarks
Des.	Rev.	Des.	Rev.	
Engineering Review for Single Lot Grading Permit Plans				
Final Plan Review				
Reports, Computations, and Attachments				
30	✓			All computations are provided in a booklet that is A) Bound B) All pages/sheets numbered C) Signed and sealed by a design professional D) Contains a table of contents.
31	✓			Provide a narrative that describes A) How natural features are protected and enhanced B) How natural flow patterns are maintained C) Measures taken to reduce impervious coverage
32	N/A			Address how the 10% Critical Area pollutant reduction will be achieved, if required.
33	✓			Study Points: Provide pre and post development runoff for all study points.
34	✓			The same method of computation used when comparing runoff (i.e. if TR-55 used for post development runoff, it must be used for pre development as well).
35	✓			Compute rainfall amount treated in each facility and provide a table that shows the volume treated for each non-structural method, micro-practice, and structural device and includes a summary of the total volume required and provided.
Roads				
36	N/A			Road Plan Checklist included for any proposed road improvements.
Use this section of the checklist only for plans where road improvements are not required.				
37	✓			If road(s) is not improved based on current classification and no improvements are proposed, then provide modification decision information on the plan.
38	✓			Bearing and distances shown on plan and plat.
39	✓			Right of way bearing and distances shown on both sides of each proposed or existing road that is part of contract shown in plan view; Limits defined via bearings and distance and or complete curve information; Show maximum and minimum widths if ROW is variable.
40	✓			Existing roads that abut or traverse the site (improved and unimproved) show: A) Road name and classification of road B) Ownership (SHA, County, Private) C) Surface type D) Show curb and gutter or edge of pavement E) Indicate if road is scenic and historic.
41	✓			ROW labeled A) As Temporary or Permanent B) Public or Private
42	✓			Proposed right of way widths shown, if applicable.
43	✓			Clear sight triangle at intersections
44	N/A			Existing substandard roads: Based on road classification, either provide right-of-way dedication and or frontage road improvements (as applicable) or submit for a modification to current Article 17 Section 2-103.

Anne Arundel County Office of Planning and Zoning
Individual Single Family Dwelling (SFD) Engineering Review Checklist

First Submittal		Second Submittal		Engineering Review for Single Lot Grading Permit Plans	Remarks
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Storm Drainage - Stormwater Management					
45	N/A			Storm Drain Checklist is required for any proposed public storm drainage improvements.	
46	✓			Right to Discharge (RTD): Determine if any rights-to-discharge, on-site or off-site, are required.	
47	✓			Provide all necessary computations and plans to show how SWM is addressed. If disconnections are used, show the flow path on a plan that includes labeled contours.	
48	✓			Add and complete the Stormwater Management Data Form.	
49	✓			All SWM treatments must be covered under a Private SWM Agreement to be executed with the grading permit.	
Water and Sewer					
50	N/A			If public water and or sewer is being extended then supply the completed Water and Sewer Checklist with the necessary public plans.	
This portion of the checklist is to be used only if water and or sewer system extensions are not proposed.					
51	✓			Label all existing mains along the property frontage showing: A) Sizes and types B) As-built tracing numbers.	
52	✓			Meters, cleanouts, etc. located outside of driveways.	
53	✓			Easement provided where: A) Water meter B) Cleanout C) Fire hydrant D) Grinder pump, and or E) Mayo tank, is not located within public right-of-way	
54	✓			Indicate current water and sewer service areas and category (Existing, Planned, Future, No Public Service, etc.).	
55	✓			Mains extended to limits of property and through the property frontage, if lot is located within the Required Extension Distance (RED) as per the current Master Plan for Water Supply and Sewerage Systems.	
56	✓			If site is within Existing or Planned Service Categories and utilities are not being extended, indicate the distance between the property line and the closest public utility.	
57	✓			Show location of water and sewer connections to public utilities.	
Floodplain					
58	N/A			Floodplain: A) Determine if floodplain exists on site B) If floodplain exists, use simplified method to determine water surface elevations onsite	
59	✓			For previously platted floodplain: Floodplain limits shown, and floodplain source referenced.	
60	✓			For floodplains computed with this project: A) Cross sections shown and labeled on the site development plan B) Q100, Elevation and station shown for each cross section	
61	✓			Floodplain drainage area information used in computations clearly depicted on drainage area maps.	
62	↓			Runoff computations for floodplains based on ultimate development of the drainage area based on zoning. No reductions based on storage in ponds, other swm devices, oversized pipes, and undersized culverts.	
Miscellaneous					
63	N/A			Provide any necessary plats for easements, dedication, etc.	




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 25, 2025

RE: Chessie Homes, LLC
7569 Old Stage Road
Glen Burnie, MD 21061

NUMBER: 2025-0143-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a dwelling and associated facilities 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

2025-0143-V (7569 Old Stage Road) Comment Letter

1. There are two rear property lines shown on the plan. One property line is gray and follows the rear property lines of Lots 9-12 and has an existing fence running along it. A second heavy black property line is shown halfway across the private 12' alley's right-of-way. Lots 9-12 and 64's property lines bordering the private 12' alley are not shown extending the 6 feet into the alley. The actual property line must be determined in order to request a variance to its setback. Show the one correct property line.
2. Note there is a required 455-foot setback from the site's property line to the edge of mainline pavement of MD-100.

2025-0143-V

Menu Cancel Help

Task Details MDOT MAA

Assigned Date
07/21/2025
Assigned to
Shawn Ames
Current Status
Complete w/ Comments
Action By
Shawn Ames

Comments
Property is within BWI 4-mile radius. Applicant must file for an Airport Zoning Permit with the Maryland Aviation Administration Office of Planning and Environmental Services in accordance with Code of Maryland (COMAR) 11.03.06.03A.

Application is available on 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
08/11/2025
Assigned to Department
MDOT MAA
Status Date
07/25/2025
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



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