

## UPDATED LETTER OF EXPLANATION

**Use Variance Application – Case No. 25TMP-069795**

**Property Address: 7849 Clark Station Road, Severn, MD 21144**

To Whom It May Concern:

I respectfully submit this updated Letter of Explanation in support of my request for **two use variances** for the referenced property. These variances are necessary to **perfect** (legally validate) the continued, low-impact use of my private residence in a manner that aligns with modern economic practices and responsible land use. The variances I am requesting are:

1. A use variance to perfect the activity of **peer-to-peer car sharing**, specifically through the platform **Turo**, which connects individual vehicle owners with drivers in need of temporary transportation. This activity does **not** constitute a traditional “automobile and truck rental establishment,” as I do not operate a business, have no office or employees, and do not rent vehicles in the commercial sense. In fact, this distinction has been clearly recognized by the State of Maryland since July 2018, when it established a specific tax classification for peer-to-peer car sharing, separate from traditional rental car companies.
2. A use variance to perfect the **outdoor storage of RVs, trailers, and boats**, specifically to allow limited, very low-impact storage use of a secluded wooded section at the rear of the property. This space is made available through the platform **Neighbor** as a way to safely share unused private space.

There is **no commercial activity** conducted on the property, and there is no public presence, as the majority of vehicle handoffs through Turo take place at BWI Airport. There are no physical offices, no employees, and no signage, **except for small internal labels used for organization**.

### 1. Requested Variances

- **Peer-to-peer car sharing (Turo):** I own several personal vehicles, including automobiles and pickup trucks, which I occasionally share through Turo. These vehicles are parked on my private driveway or in internal areas off the public road and are usually delivered directly at the airport. There is no additional traffic or customer presence on the property.
- **Outdoor storage of RVs and trailers:** A small, wooded section at the back of the lot is used to store a limited number of RVs or trailers. These remain parked for extended periods and are accessed only a few times per year. They are **not visible** from the road or neighboring properties.

## 2. Context and Special Circumstances (as required under §18-16-305)

This property has **unique physical characteristics** that support the approval of these variances:

- The lot is **exceptionally large**, with a total surface area of **2.1775 acres (94,823 square feet)**, and has a **long, narrow shape** that opens up toward the back.
- The rear section of the property is **heavily wooded**, creating **natural visual barriers** that fully isolate the storage area from neighboring properties and the street.
- Due to the shape and topography, **only a small portion near the home is suitable for building**, while the rest of the land would remain unused unless these low-impact uses are permitted.

Given these unique physical conditions, **there is no reasonable possibility of fully developing the lot in strict conformance** with residential use alone.

## 3. Practical Difficulty and Absence of Harm (as required under §18-16-305)

Because of these **exceptional physical circumstances**, and **not due to financial considerations**, the denial of these variances would create practical **difficulty and unnecessary hardship**, as it would render large areas of the property unusable despite being perfectly suited for these private and responsible purposes.

Approving these variances would **not negatively impact public welfare** or undermine the zoning plan, for the following reasons:

- **There is no visible signage announcing the activity**, no office, no public traffic, and no disturbance to the neighbors.
- My neighbors have provided **written support** for these activities.
- The scale and use remain **residential in nature**, no different than a family storing multiple personal vehicles or an RV.
- **If the County requests it, I am fully willing to remove any small internal labels or signs** that might be interpreted as commercial, even though they are not visible to the public.

This is not a traditional commercial operation. It is a **modern, discreet, and responsible use** of private land enabled by digital platforms.

#### **4. Conclusion**

In conclusion, I respectfully request that the County recognize the nature and scale of this application: **two use variances** to allow limited vehicle storage and the use of collaborative economy platforms on a large, wooded property with **no visible impact** to the surrounding neighborhood.

These variances are **necessary to avoid hardship**, are justified by the **unique characteristics** of the lot, and represent a **reasonable and modern adaptation** within an appropriate residential context.

Thank you for your consideration.

Sincerely,

**Oscar Manuel Gutierrez**

Owner

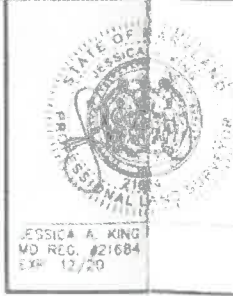
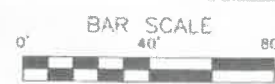
7849 Clark Station Road

Severn, MD 21144

CLARK STATION ROAD

N 17°26'35" E 58.78' S 03°26'55" W 111.17'

CONCRETE



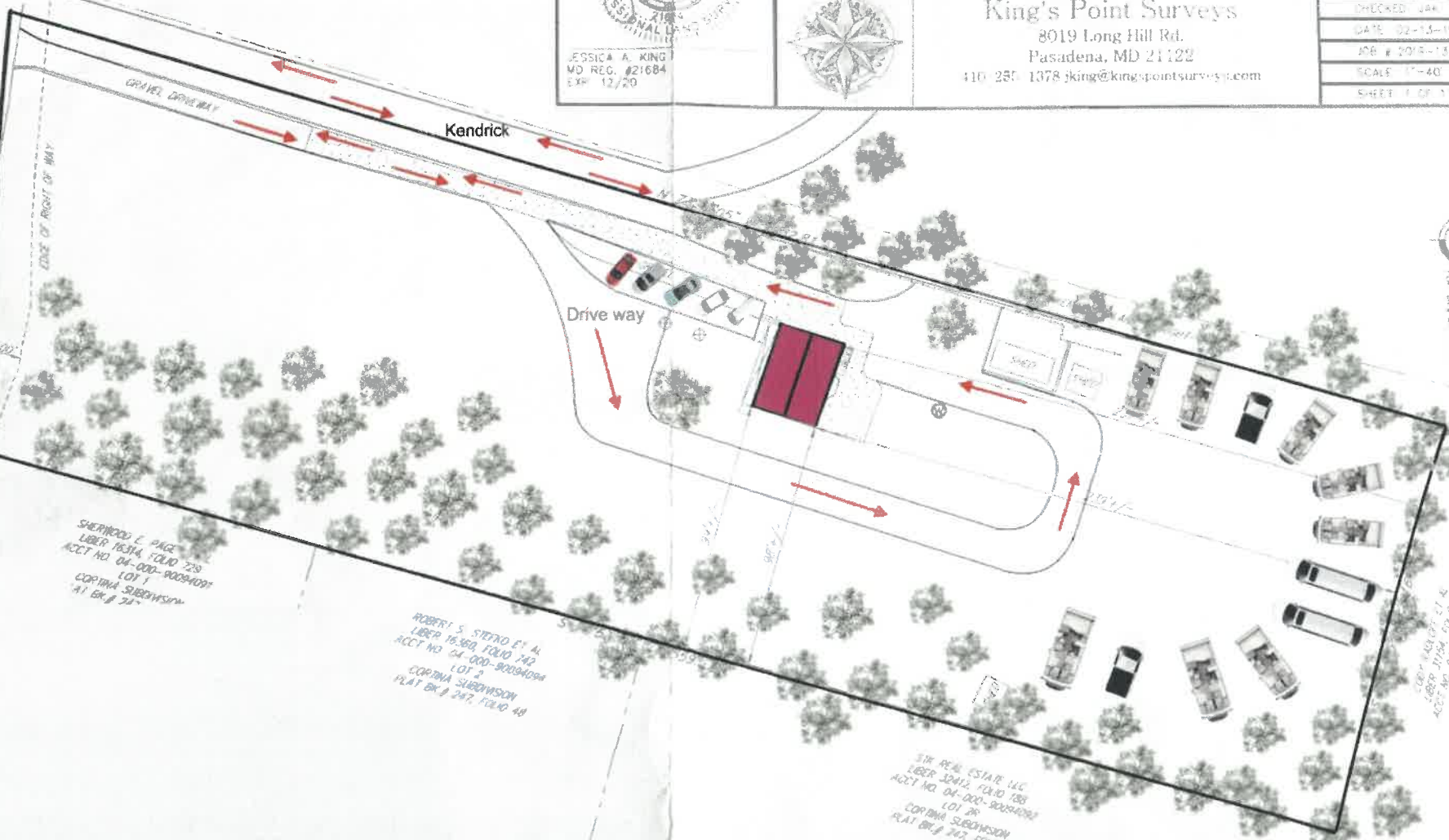
THIS IS TO CERTIFY THAT THIS PLAT WAS MADE IN ACCORDANCE WITH COMAR 09.13.06.06 MINIMUM STANDARDS AND PROCEDURES FOR LOCATION DRAWING SURVEYING PRACTICE. WE HAVE MADE A LOCATION SURVEY OF THE SUBJECT PROPERTY AND THE VISIBL IMPROVEMENTS ARE SHOWN TO A TOLERANCE OF 1 FOOT MORE OR LESS.



**King's Point Surveys**  
8019 Long Hill Rd.  
Pasadena, MD 21122  
410-250-1378 [jking@kingspointsurveys.com](mailto:jking@kingspointsurveys.com)

LOCATION DRAWING OF  
**LOT 1**  
**THOMPSON FARMS**  
7849 CLARK STATION RD. SEVERN, MD 21144  
TAX MAP 2015 PART OF HARDEL DATE  
FOURTH ELECTION DISTRICT  
ANN ARUNDEL COUNTY, MARYLAND

DRAWN	JAK
CHECKED	JAK
DATE	02-13-19
JOB #	2018-1334
SCALE	1"=40'
SHEET	1 OF 1



SHERROD E. PAGE  
LIBER 16314, FOLIO 229  
ACCT NO. 04-000-90094091  
LOT 1  
CORPINA SUBDIVISION  
PLAT BK # 247

ROBERT S. STENO ET AL  
LIBER 16360, FOLIO 142  
ACCT NO. 04-000-90094091  
LOT 2  
CORPINA SUBDIVISION  
PLAT BK # 247, FOLIO 48

STW REAL ESTATE LLC  
LIBER 20412, FOLIO 188  
ACCT NO. 04-000-90094091  
LOT 3R  
CORPINA SUBDIVISION  
PLAT BK # 247, FOLIO 48

DEB J. LOT 21 &  
LIBER 17174, FOLIO 184  
ACCT NO. 04-000-0228815  
P.O.D. LOT 3  
THOMPSON FARMS  
PLAT BK # 16, FOLIO 17

MARCH 3, 2019



**Kendricks Ln**



**My Driveway**







My Parking Spaces



Kendricks Ln





A photograph of a backyard. In the foreground, there is a large, lush green grassy field. In the middle ground, there is a white fence on the left, a small white shed, a blue tarp, a wooden playhouse with a green slide, and a mobile home. The background is filled with tall trees under a clear blue sky. The text "My backyard" is overlaid in the center of the image.

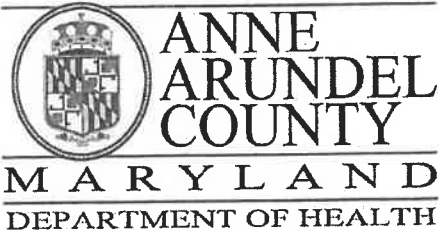
**My backyard**



A photograph of a storage area for boats and RVs. In the foreground, there is a gravel lot with some grass. To the left, a black and white "HIDEOUT" RV is parked. Behind it, a white boat is visible. To the right, a white "ROCKWOOD" RV is parked next to a vehicle covered in a grey tarp. In the background, there are large trees and a two-story house with a blue swimming pool. The sky is blue with white clouds.

# Boats & RVs Storage area





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

**Tonii Gedin, RN, DNP**  
Health Officer

**MEMORANDUM**

TO: Sadé Medina, Zoning Applications  
Planning and Zoning Department, MS-6301

FROM: Brian Chew, Program Manager  
Bureau of Environmental Health

A handwritten signature in black ink, appearing to be "BC" or a stylized version of the name Brian Chew.

DATE: August 20, 2025

RE: Gutierrez M. Oscar Guerra  
7849 Clark Station Road  
Severn, MD 21144

NUMBER: 2025-0157-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to perfect an automobile and truck rental establishment and to perfect non-accessory outside storage for RVs and boats.

Based on a review of the above referenced request, additional information is needed by the Health Department on:

The type and location of the water supply well and the on-site sewage disposal system.

If you have further questions or comments, please contact Brian Chew at 410-222-7413.

cc: Sterling Seay