

8/13/2025

Kyle Jones  
803 Antietam Drive  
Davidsonville, MD 21035

Permit # B02418945

Re: Letter of Explanation For Variance Application

**Zoning Review.**

***"The permit cannot be approved as submitted. The proposed detached garage cannot be placed in front of a principle structure. A revision is required or a variance obtained in order to place the detached garage as shown on the site plan. For varinace information contact the Office of Planning and Zoning (410-222-7437)."***

The direction made was that the detached garage can not be in front of the principal structure. I would like to bring attention to the slope on the property. There is a large drop off surrounding the principal structure including the primary space behind the house. A 3 story drop. This wooded property (4.6 acres) is on a 3 home cul-de-sac with 15 acres between them and would not be intrusive and is done out of topographic considerations.

Please see attached site plan drawing with topographic lines showing elevation change at the property and the remaining flat area in front of the house where the garage is proposed. Please see current photos of the property showing the steep hill surrounding the back of the house including additional County provided documentation showing the large drop off in the back of the house seen from LIDAR and topographic maps.

Garage Dimensions: 24' x 40'. 960 sq. ft. Height to Roof Ridge: 14'. Set back is 75' from proposed garage corner and 113' from other corner.

Existing Main House: Approx 57' x 41' exterior dimensions. 1,702 sq. ft. Height to Roof Ridge 26'. Set back is 102' from nearest property line.

### Photo Log

Proposed location is where cars are parked.



Steep hill in back of house.



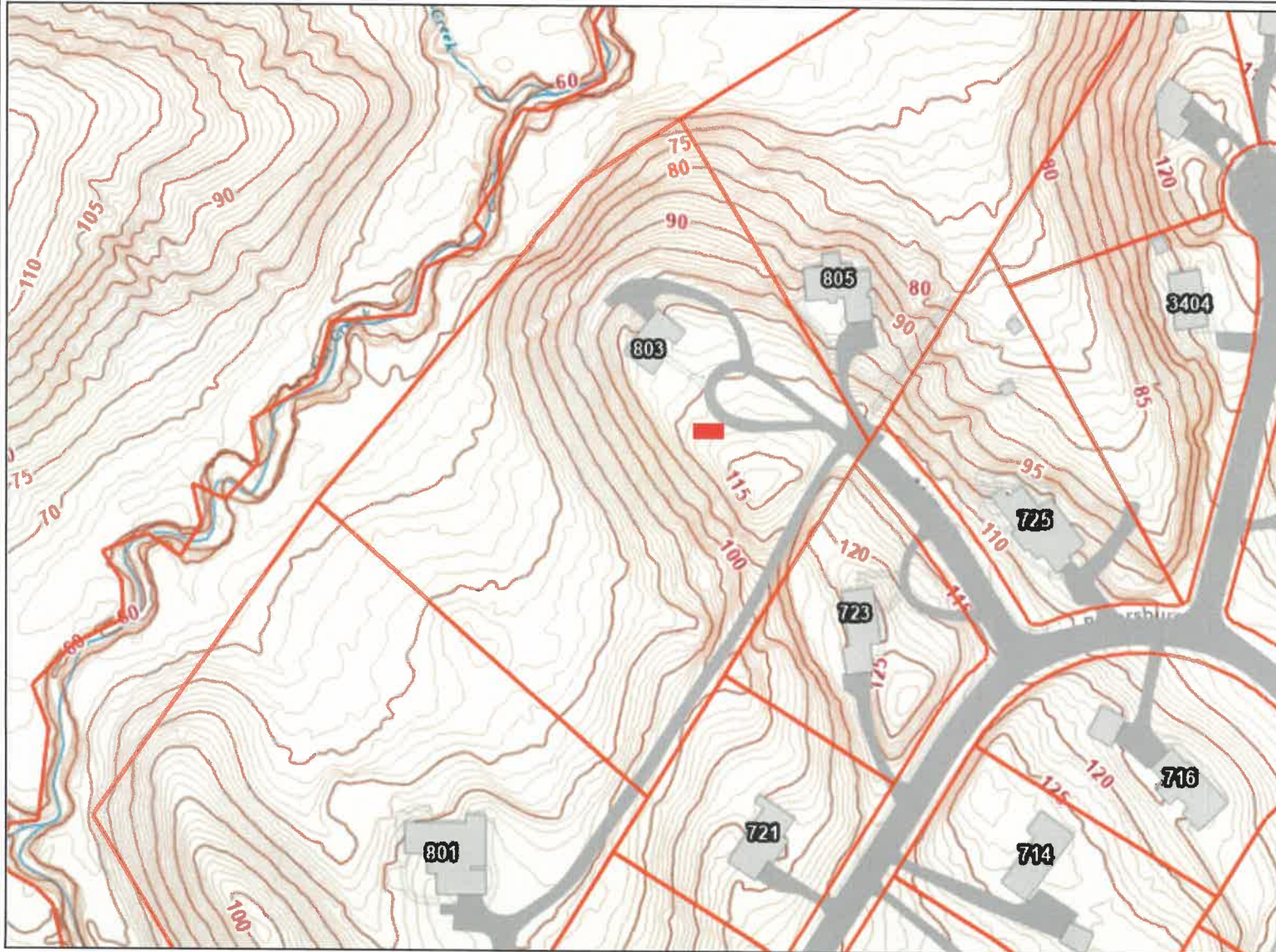


Alternative view of steep hill in back of house.





# 803 Antietam Drive



## Legend

Foundation  
Addressing

Parcels

Structure

County Structure

Elevation

Topo 2020

Index

Intermediate



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

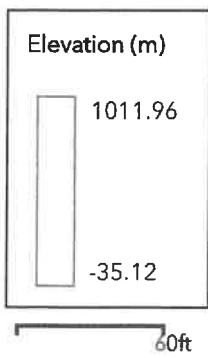
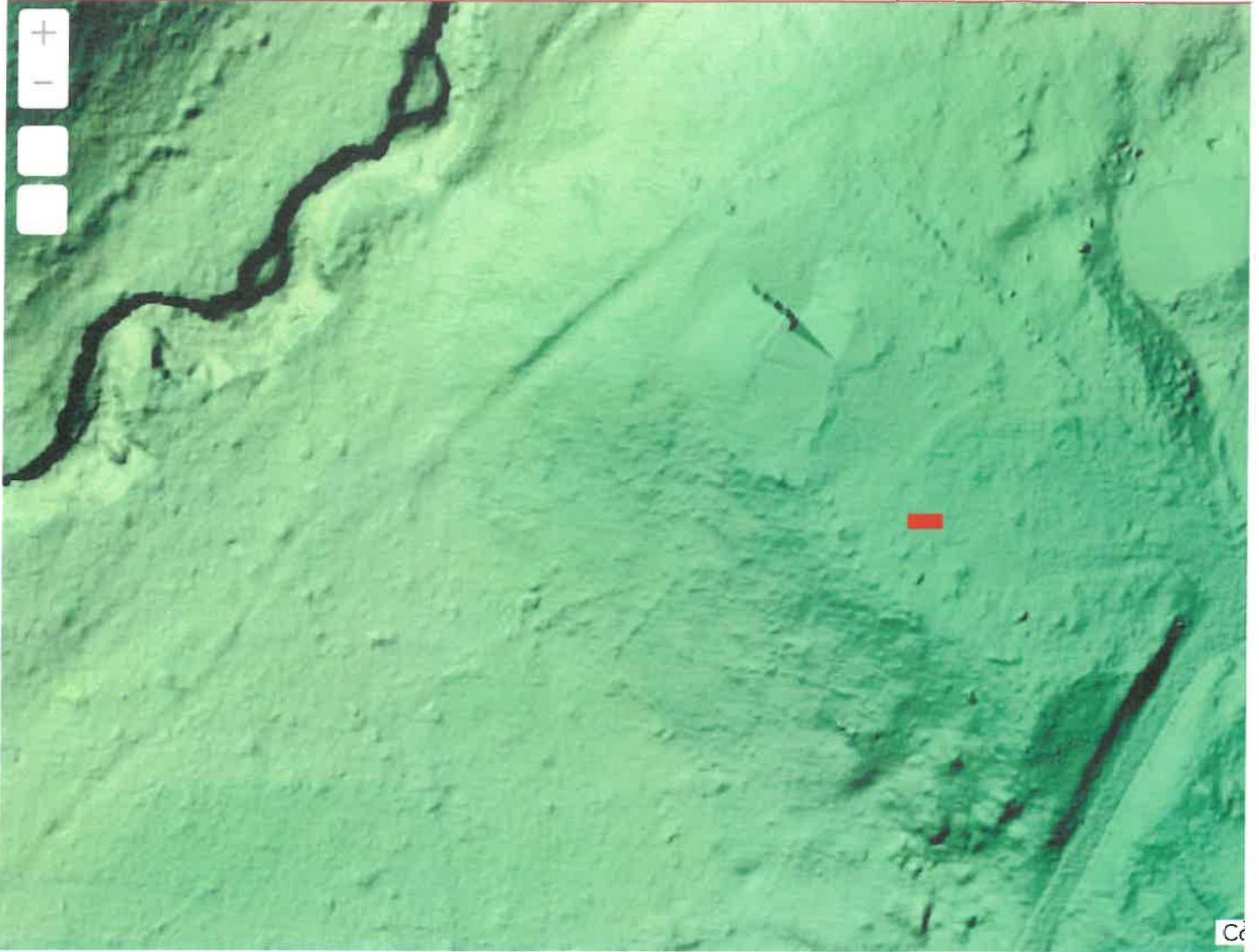
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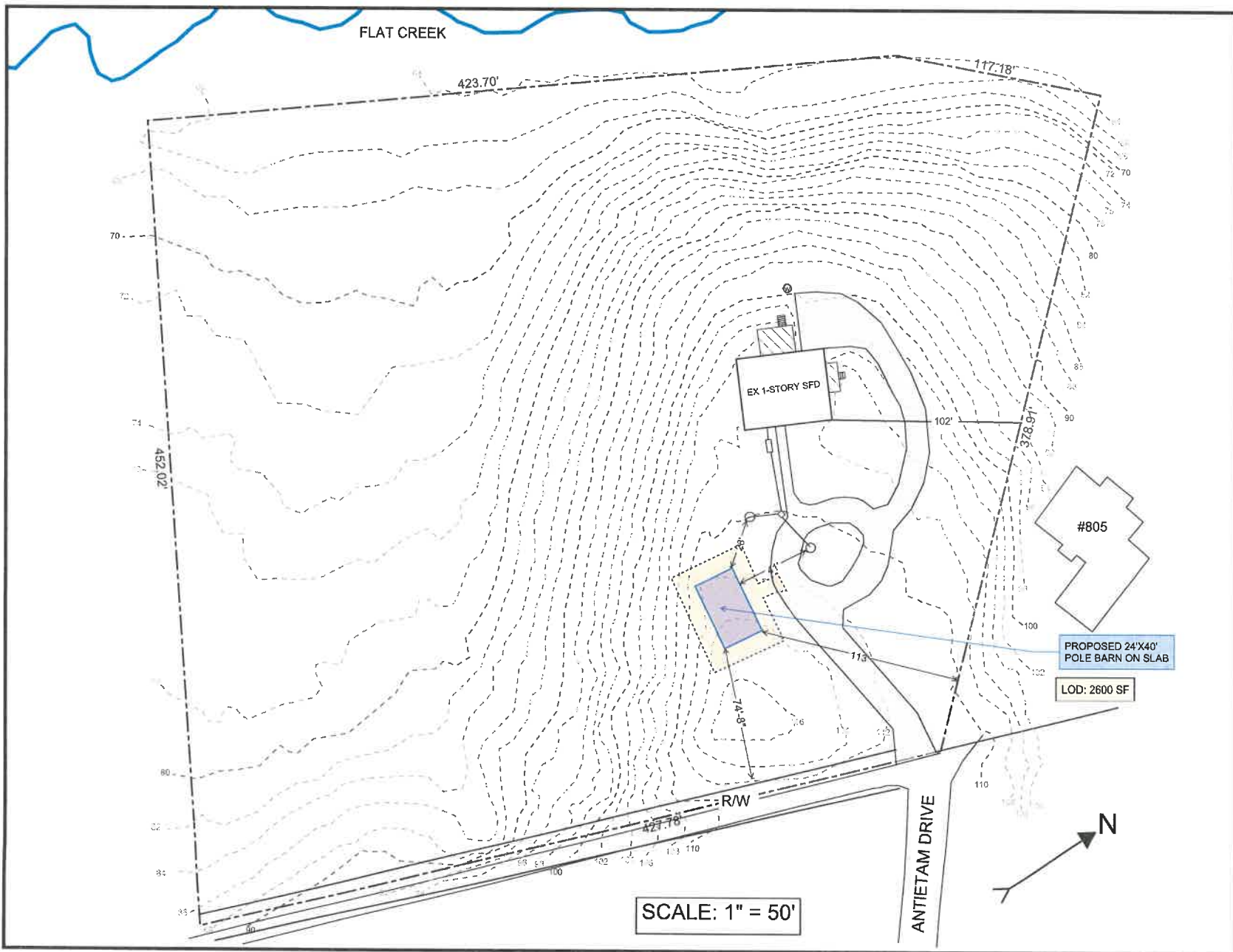
THIS MAP IS NOT TO BE  
USED FOR NAVIGATION

Notes 1"=200'

0 200 400  
ft







KYLE JONES  
LINDSAY JONES  
803 ANTIETAM DRIVE  
DAVIDSONVILLE, MD 21035  
TAX ACCT# 100004371500  
ZONED: RA

PROPOSED 24'X40'  
POLE BARN ON SLAB

LOD: 2600 SF

SCALE: 1" = 50'



This depiction is based on map imagery and documentation and information provided by the property owner or his representatives. Its sole purpose is for the City/County/State permit application review. It in no way should be construed as an engineered property/marine survey. Schwallenberg's Permit Services Inc. or its representatives shall in no way be held responsible for accuracy, errors, or omissions.



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 2025-0164-V

DATE: August 26, 2025

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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.

- A portion of 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