

8/15/2025

Anne Arundel County
Office of Planning and Zoning
2664 Riva Road
Annapolis, MD 21401

Attn: Ms. Lori Rhodes
• Variance Letter of Explanation

Property Owners: David A. Hartzell
Property Address: 949 Lombardee Circle
Glen Burnie, Maryland 21060
Tax Acct No. 3500-0181-7200
Tax Map 11, Grid 20, Parcel 150 Lot 25

Dear Ms. Rhodes.

The purpose of this letter is to outline the applicants' request for a Variance to perfect a violation (B-2022-2022) for the detached shed. The improvements include detached shed with less setbacks to the side property lines.

The property consists of approximately 7273 Sq Ft. The site is zoned R5-Residential. It is located within the critical area and is designated as limited development area (LDA) and Buffer Exempt. The property is served by public water and sewer.

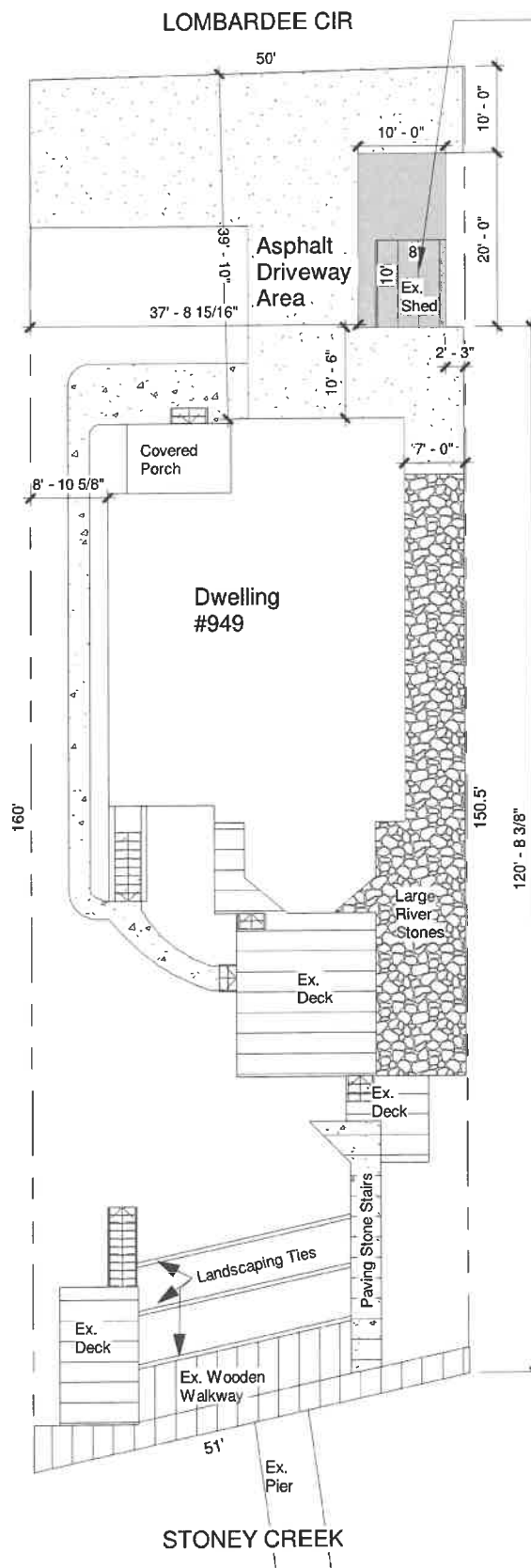
The property is currently improved with 2 story single-family detached dwelling.

The proposed work removed existing shed 8'X10' and replaced with 10'X20' Shed. No further stormwater management needs to be addressed.

The application meets the requirements for a variance (the request will not alter the essential character of the neighborhood, substantially impair the appropriate use or development of adjacent property, substantially impair the appropriate use or development of adjacent property; The request constitutes minimum relief because it is due to the location of the existing shed. Denying the requested variance, based on the minimum distance to the property lines the facts of this application, would constitute an unwarranted hardship. Other people have similar amenities and, therefore, granting the application would grant the applicants rights enjoyed by other property owners and would not constitute a special privilege. Granting the application would be in the spirit and intent of the critical area program.

If you should have any questions or comments, please do not hesitate to contact me at (410) 818-9356.

Sincerely,
David A. Hartzell
David A. Hartzell



Property Info:
949 Lombardee Circle
Glen Burnie, MD 21060

Dist 03 Sub 500 Acct 01817200
Map 0011 Grid 0020 Parcel 0150
Lot 25
Neighborhood 3010050.02

949 Lombardee Circle

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A100

Scale 1" = 20'-0"

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: 8/4/25

Tax Map #	Parcel #	Block #	Lot #	Section
11	150			

Tax ID: 3500-0181-7200

FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
General Project Information

Project Name (site name, subdivision name, or other) 949 Lombardee Circle Lomardee

Project location/Address 949 Lombardee Circle

City Glen Burnie Zip 21060

Local case number

Applicant: Last name Hartzell First name David A.

Company

Application Type (check all that apply):

Building Permit	☐	Variance	☒
Buffer Management Plan	☐	Rezoning	☐
Conditional Use	☐	Site Plan	☐
Consistency Report	☐	Special Exception	☐
Disturbance > 5,000 sq ft	☐	Subdivision	☐
Grading Permit	☐	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:

Existing single family dwelling

Intra-Family Transfer ☐ Yes
Grandfathered Lot ☐

Growth Allocation ☐ Yes
Buffer Exemption Area ☒

Project Type (check all that apply)

Commercial ☐
Consistency Report ☐
Industrial ☐
Institutional ☐
Mixed Use ☐
Other ☐

Recreational ☐
Redevelopment ☐
Residential ☒
Shore Erosion Control ☐
Water-Dependent Facility ☐

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft
IDA Area		
LDA Area		7273
RCA Area		
Total Area		7273

Total Disturbed Area

Acres	
Sq Ft	200

of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees			Existing Lot Coverage		4148
Created Forest/Woodland/Trees			New Lot Coverage		4148
Removed Forest/Woodland/Trees			Removed Lot Coverage		
			Total Lot Coverage		4148

VARIANCE INFORMATION (Check all that apply)

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

Variance Type

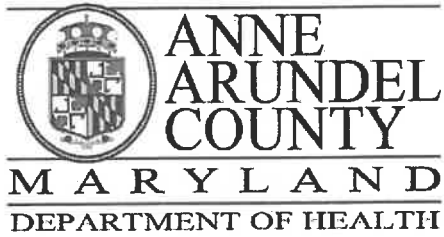
Buffer ☐
Forest Clearing ☐
HPA Impact ☐
Lot Coverage ☐
Expanded Buffer ☐
Nontidal Wetlands ☐
Setback ☐
Steep Slopes ☐
Other ☐

Structure

Acc. Structure Addition ☐
Barn ☐
Deck ☐
Dwelling ☐
Dwelling Addition ☐
Garage ☐
Gazebo ☐
Patio ☐
Pool ☐
Shed ☒
Other ☐

CRITICAL AREA REPORT CRITERIA

- A. Existing residential dwelling Zoned R-5 with critical area buffer exempt and designate of LDA.**
- B. Existing trees and grass on the property.**
- C. The limit of disturbance 200 sq ft and no mitigation will be required over existing driveway.**
- D. Work has been completed and stabilized.**
- E. The existing impervious coverage 7273 sq ft no change**
- F. N/A**



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: August 22, 2025

RE: David A. Hartzell
949 Lombard Circle
Glen Burnie, MD 21060

NUMBER: 2025-0168-V

SUBJECT: Variance/Special Exception/Rezoning

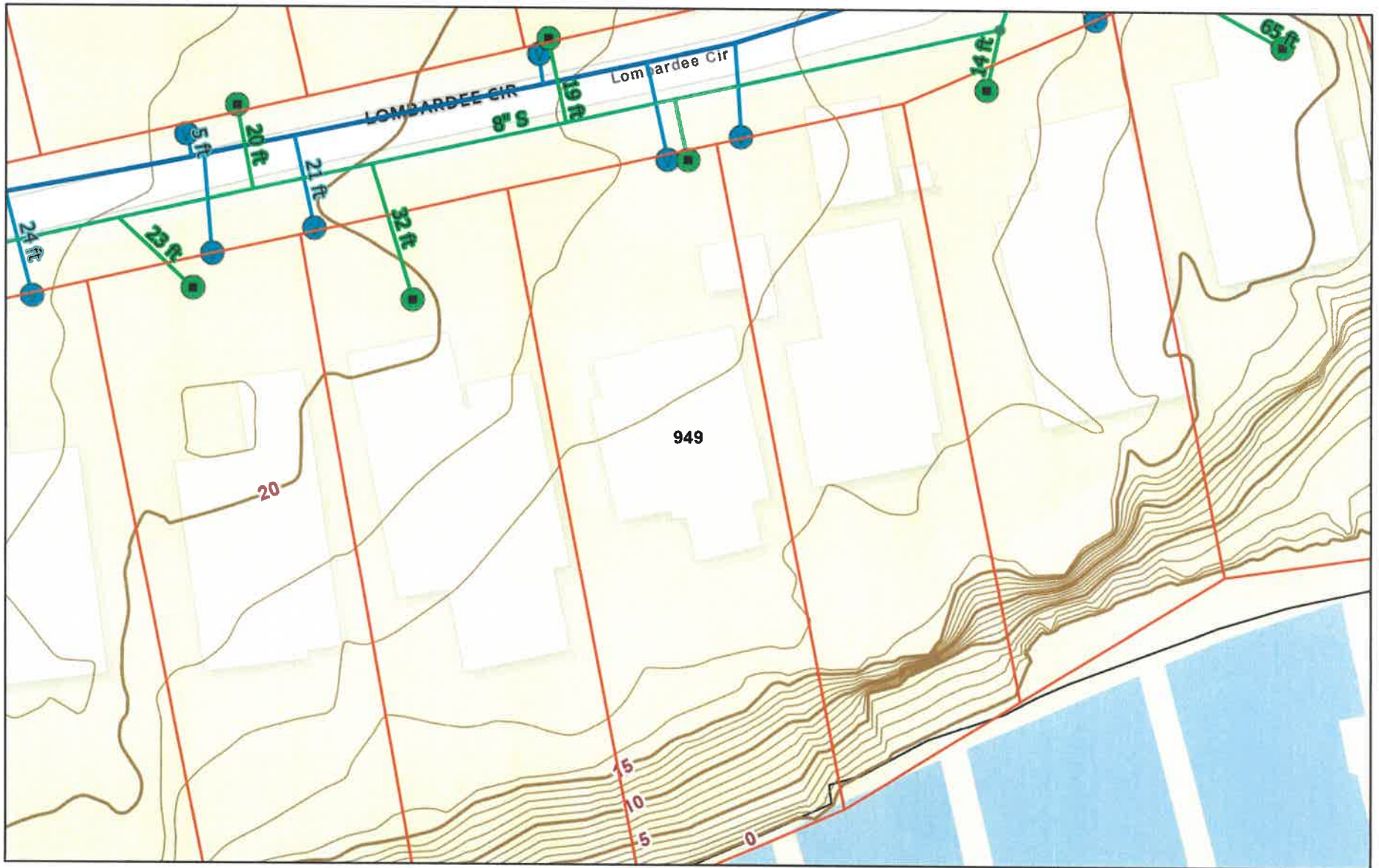
The Health Department has reviewed the above referenced variance to allow an accessory structure (shed) with less setbacks than required.

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.

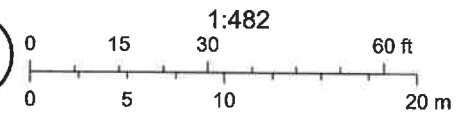
cc: Sterling Seay

Anne Arundel County Engineering Record Drawing and Monuments



8/4/2025, 10:39:49 AM

- | | | | | |
|-------------------|------------------|----------------------|---------------|-------------------|
| ○ Address Points | ● Sewer Manholes | — Sewer Service | — Water Mains | — Intermediate |
| ▭ Parcels | — Sewer Mains | ● Water Meter Vaults | Topo_2023 | Local Road Label |
| ● Sewer Cleanouts | — Gravity | — Water Service | — Index | ▭ County Boundary |



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