

Letter of Explanation for a Front Setback Variance Request

Subject property: 4694 Mountain Road
Pasadena, MD 21122

Tax Account No.: 3-475-90229193

Owners: Vladimir Hilaire
Carline Hilaire

Agent for Owners: MBAS Sheds
Applicant for Variance Linda Bachman
410-360-9717
bachmanshedbuilders@gmail.com

Responding to Permit B02435379's Comments

A review of the permit application was done by the Zoning Department. They determined that the location of the 12'x16' x11' high shed the Customer wants to install on their property would be located in front of the home which is not allowed. The house is 2,674 sq. ft. x 25' high. But the shed would be built off of the side of the home next to the garage alongside the driveway. The lot is extremely unusual. The home was built facing the cul-de-sac of this small community that it appears that the front and side of the house both face Mountain Road which is considered to be the front. The Zoning for this property is R1. The setback allowed for accessory structures in an R1 Zone is 40' off of the front property line and cannot be placed in front of the house. Zoning determined that the front property line is on the side of the house where the driveway is. The shed would be 65' off of the front line, as determined by Zoning, and 120' off of the "side" property line which is the side the front of the house faces. Its location would be outside of the septic reserve area complying with the Health Dept.'s requirements. On the other side of the house it would be difficult to place the shed where it would work for the customer due to the 15' side/back setbacks as well as the 30' distance required to be from the well. In addition, the lot is in a bog area which further restricts its location on the lot. The proposed location is the only feasible solution that accommodates the shed while maintaining its safe and functional land use. The lot was recorded in 2011 prior to the development of the adjacent lots within Lakeside Estates. The lot's configuration and topographical limitations differ significantly from the surrounding lots. It's challenging to comply with the setback requirements.

The shed is essential for securely storing equipment and materials currently exposed to the weather and are visible from the street which poses safety risks and detracts from the visual harmony of the neighborhood. The shed's placement will support the routine upkeep of the property and enhance both safety and curb appeal.

The customer has chosen a location that minimizes any impact on the neighboring lots, it will not obstruct sight lines, infringe on their privacy or interfere with any drainage or access pathways.

The customer is requesting that they be allowed to place their 12x16 shed alongside the driveway in front of the garage on the side of the house.



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VLADIMIR P. & CARLINE
HILAIRE
4694 MOUNTAIN ROAD
PASADENA, MD 21122
TAX#3-475-90229193
MAP 0025-GRID 0009
PARCEL 167/LOT 3R

N 03°13'19" E 384.69'

CARLINE HILAIRE ET AL
LIBER 28857, FOLIO 254
ACCT NO. 03-475-90229193
LOT 3R
LAKEVIEW ESTATES
PLAT BK# 298, FOLIO 1
AREA=87,116 SQ. FT
OR 1.99 AC±

RAYMOND E
LIBER 113
ACCT NO. 02
LOT
SA1
PLAT BK#4

R&C
SET

N 31°19'32" W 235.35'

STONE FOUND

S 74°04'32" E 301.00'

R&C
SET

S 30°23'47" E 208.87'

RICHARD P. HAYES ET AL
LIBER 19225, FOLIO 202
ACCT NO. 03-719-80085729
LOT 3 SEC. 2
SAYBROOKE
PLAT BK# 188, FOLIO 8

IPF

W

STONE FOUND

N 85°10'47" W 168.30'

S 60°29'04" E 12'

R&C
SET

FERNANDO BERRA III ET AL
LIBER 27138, FOLIO 195
ACCT NO. 03-475-90229182
LOT 2R
LAKEVIEW ESTATES
PLAT BK# 298, FOLIO 1

S 15°00'24" E 252.19'

R&C
SET

SANFORD LAND HOLDINGS LLC
LIBER 28889, FOLIO 337
ACCT NO. 03-475-11028326
LOT 4R
LAKEVIEW ESTATES
PLAT BK# 298, FOLIO 1

10,000 SQFT
SEPTIC RESERVE

1"=60'
2 ACRES

MOUNTAIN ROAD

612

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: 8/29/25

Tax Map #	Parcel #	Block #	Lot #	Section
0025	234127		3R	

FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
General Project Information

Tax ID: 3-475-90229193

Project Name (site name, subdivision name, or other)

Project location/Address 4694 MOUNTAIN ROAD,

City PASADENA Zip 21122

Local case number

Applicant: Last name BACHMAN First name LINDA

Company MBAS SHEDS

Application Type (check all that apply):

Building Permit ☐
Buffer Management Plan ☐
Conditional Use ☐
Consistency Report ☐
Disturbance > 5,000 sq ft ☐
Grading Permit ☐

Variance ☒
Rezoning ☐
Site Plan ☐
Special Exception ☐
Subdivision ☐
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:

INSTALL A 12' X 16' SHED IN FRONT AREA OF PROPERTY.

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	2	
RCA Area		
Total Area		

Total Disturbed Area Acres Sq Ft 572

of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	APPROX	70,000	Existing Lot Coverage - IMPERVIOUS		5349
Created Forest/Woodland/Trees		0	New Lot Coverage		192 5124
Removed Forest/Woodland/Trees		0	Removed Lot Coverage		0
			Total Lot Coverage		5,541

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
Section 4

4694 Mountain Road

- A. This property is a residential property. The 12x16 shed will strictly be used for storage.
- B. The types of trees on this property are poplar and oak. Out of the 2 acres of property, the total tree coverage is approximately 80%. There will be no removal of any trees or shrubs.
- C. There will be no impact on the water quality of the pond.
- D. The impervious surface will only be increased by 392 sq. ft. for the shed.
- E. There are no endangered species on the property, no natural heritage areas, or plant and wildlife habitats, no steep slope where the shed will be located,



Layers

- Address Points
- Street Centerline
- Parcels
- Priority Funding Areas
- GDP Development Policy Areas Overlays
- Critical Areas
- Council Districts
- Plan2040 Planned Land Use
- Development Policy Areas
- GDP Development Policy Area Overlays Amended June 2025
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- GDP Planned Land Use Amended June 2025
- Zoning
- 2017 Land Use
- Ortho 2024





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