

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

APPLICANT: Oscar Manuel Gutierrez Guerra

ASSESSMENT DISTRICT: 4

CASE NUMBER: 2025-0157-V

COUNCILMANIC DISTRICT: 2

HEARING DATE: October 28, 2025

PREPARED BY: Joan A. Jenkins
Planner III



REQUEST

The applicant is requesting a use variance to perfect an automobile and truck rental establishment and to perfect non-accessory outside storage for RV's and boats in an R2 - Residential District on property located at 7849 Clark Station Road in Severn.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of 2.0 acres of land and is a corner lot with road frontage on the east side of Clark Station Road, 0 feet south of Kendricks Lane. The property is identified as Lot 1 of Parcel 415 in Grid 18 on Tax Map 15 in the Thompson Farms subdivision and is zoned R2 – Residential District.

The property is currently improved with a two-story single-family dwelling, two accessory sheds, and a large oval driveway that encircles the dwelling. This site is served by a private well and septic.

APPLICANT'S PROPOSAL

The applicant seeks an after-the-fact use variance to perfect the use of an automobile rental establishment and the use of outside storage of RVs and boats in the R2 - Residential District.

REQUESTED VARIANCES

§ 18-4-106 of the Anne Arundel County Zoning Code lists the permitted, conditional and special exception uses for the R2 - Residential District. The Code does not list automobile rental establishments or outside storage. §18-2-201. Use requirements (b) states that “a use not specifically allowed in this article is prohibited” therefore, a use variance is required to perfect the use of the automobile rental establishment and outside storage of RVs and boats.

FINDINGS

This Office finds that the subject property is a nearly rectangular-shaped lot that is zoned R2 - Residential District. The site well exceeds the minimum lot area requirement and the minimum

width requirement for a lot in the R2 District not served by public sewer. According to the State Department of Assessments and Taxation the dwelling was built in 1978. This owner has owned the property since August 2022.

A review of the County aerial photograph from February 2025 shows a large lot with a dwelling and two small accessory structures. This property gains access from Clark Station Road via a long, narrow driveway. The driveway runs adjacent to Kendricks Lane, which the County Road Inventory classifies as a private, rural, local road. The driveway loops around the dwelling in a large oval. The photograph shows an area to the east that appears to have had gravel added, as evidenced from comparison to earlier aerial photos, and many large vehicles parked in that area. On the southern side of the driveway loop there is an RV.

An active compliance case (Z-2025-0357), initiated on April 7, 2025, is open for this property due to an unregistered vehicle complaint and no zoning certificate of use. Case notes detail the operation of a boat, car, and trailer rental business within a residential zone, characterized by the presence of various equipment. Evidence supporting this includes signage for car drop-offs and pick-ups, as well as an after-hours key drop box. Furthermore, beyond private property signs, campers, RVs, and large trucks are observed on the premises. The inspection pictures from the initial inspection April 7, 2025 support these findings.

The applicant's letter of explanation explains that the variance is necessary to legally validate the continued, low-impact use of his private residence in a manner that aligns with modern economic practices and responsible land use. The letter explains that there are no physical offices, no employees, and no signage, **except for small internal labels used for organization** (emphasis original). The applicant contends that there is no commercial activity conducted on the property, and there is no public presence. The applicant writes that he has several personal vehicles which he shares through the Turo application. Although vehicles are parked on his private property they are usually delivered at BWI Airport. He also writes that RVs or trailers are stored in a wooded area of the lot. The applicant writes that the lot is large and heavily wooded. The letter surmises that due to the shape and topography only a small portion near the home is suitable for building and the land not utilized for the dwelling would remain unused.

While the applicant contends he is not operating a business, this Office disagrees and offers evidence to the contrary.

Merriam-Webster's first definition of business has three parts:

1. a: a usually commercial or mercantile activity engaged in as a means of livelihood: trade, line
b: a commercial or sometimes an industrial enterprise
c: dealings or transactions especially of an economic nature: patronage

Google Streetview Nov 2022 shows parking spaces delineated in the front yard, an "Exit Only Do Not Enter" sign, and a "Vehicle Drop Off (with an arrow)" sign. While delineation of parking spaces is not necessarily commercial in nature, combined with directional signs this is unusual for a property that is used residentially.



A Google search for the address shows a location pin that is labeled as Clark Station Road RV Storage. The results show the most popular place at the address as the Clark Station Road RV Storage, CyberGlobalNet, and CGNRentals.

A Google search for Clark Station Road RV Storage takes you to the website known as Neighbor (<https://www.neighbor.com/location/maryland/severn/748214/7849-clark-station-rd>) which is a platform to share unused private space. The site indicates an “RV storage facility Unpaved Lot in Severn, Maryland”. There are details regarding the size of the space that can be rented and rental rates per month. See attached exhibit.

CyberGlobalNet (<https://us.cyberglobalnet.com/en/>) is an IT business for website development.

CGNRentals (<https://cgnrentals.com/>) calls itself “The Hub For All Your Rental Needs” and says they offer “...all types of rentals. From vehicles, to properties to construction equipment.” The website indicates that vehicle rentals are through Turo. The website turo.com is a worldwide car sharing marketplace connecting hosts with those who wish to rent a vehicle. RVs are rented through Outdoorsy or RVShare. Both outdoorsy.com and rvshare.com are nationwide platforms

for connecting potential RV renters with RV owners.

After receiving the initial zoning violation, the applicant came to the County offices and spoke with Ms. Jenkins. During that meeting, the applicant expressed that he specifically purchased this property so that he could engage in sharing his vehicles and renting space for vehicles. While he insisted then that he wasn't running a business, simply because there was no advertising on the property and no direct money transactions with renters, he did convey that he had moved from a townhouse community to this property because he could not have this type of activity in the townhouse community. It was his opinion that the County should be helping homeowners to open businesses. He mentioned that he also uses Airbnb to rent a portion of his home.

A search on Airbnb found that the applicant has a listing for a one bedroom space within the home. Rental of all or a portion of a dwelling through an online bulletin board platform is allowed with an approved short term rental license issued through the Department of Inspections and Permits Licensing Division. This Office found, in County records, a short term rental license for this property, STR00192-22-APP, issued October 18, 2022 for two beds within the home. An email exchange with the Chief of Licensing confirmed that this license expired October 2024 after two years. Although a renewal application was started, this license was not renewed. An active listing on Airbnb was found for one bedroom with a private bathroom and entrance. The applicant is advised to renew the short term rental license or apply for a new license to be in compliance for a short term rental within his home.

There is also a listing on Airbnb for an RV hosted by the applicant. Short term rental licenses are only for dwellings.¹ An RV is not a dwelling, it is a vehicle. Rental of RVs on the property creates a commercial recreational campground which is not a permitted use in the R2 district. The variance application does not address a request for perfecting the use of a commercial recreational campground.

The County Code does allow for home occupations as a conditional use. Conditions, found in [Article 18 Title 10](#), list specific home occupations. Automobile and truck rental establishments and Outside storage as a principal use are not listed. In fact, outside storage is prohibited with any home occupation. The applicant appears to have an IT business for website development, CyberGlobalNet operated from this location. A professional or general office is on the list of permitted uses and the applicant could utilize an area of his home as an office. A zoning certificate of use is required through the Zoning Enforcement Section under [Article 18, Title 2](#) for the CyberGlobalNet office.

It is obvious that the applicant has many avenues where he is utilizing his property for financial gains. The aforementioned examples clearly illustrate that the activities and uses on this site are commercial in nature, constituting business activity.

¹ §11-13A-101(6) "Short -term residential rental" means the use or occupancy, facilitated by a hosting platform in exchange for rent, of all or part of a dwelling unit to provide accommodations to transient guests for no more than 120 consecutive days in a calendar year."

Agency Comments

The **Health Department** commented that they need more information regarding the type and location of the water supply well and the on-site sewage disposal system.

Variance Requirements

The Court of Appeals has recognized a distinction between a use variance, which changes the character of the zoned district, and an area variance, which does not. Use variances are customarily concerned with hardship cases, where the land cannot yield a reasonable return if used only in accordance with the use restrictions of the ordinance and a variance must be permitted to avoid confiscatory operation of the ordinance, while area variances are customarily concerned with a practical difficulty. To prove undue hardship for a use variance, the following three criteria must be met:

- 1) The applicant must be unable to secure a reasonable return or make any reasonable use of his property (mere financial hardship or opportunity for greater profit is not enough). *In this case, the applicant is using the property for uses that are not allowed and denial of the variance would not prevent the applicant from using the property in a residential manner consistent with the zoning.*
- 2) The difficulties or hardships are peculiar to the subject property in contrast with other properties in the zoning district. *The inability to use the property's vacant area for a non-residential purpose, specifically for an automobile and truck rental business and outside storage of RVs and boats, is not a hardship unique to this property. This is a legally subdivided lot in a residential district.²*
- 3) Hardship was not the result of the applicants' own actions. *In this case there is no hardship. The property is zoned residential and is utilized with a residential primary structure and two accessory structures that are customary on a residential lot. It is not a hardship to have a large wooded lot that is developed with a residence.*

With regard to the requirements for all variances:

Approval of the use variances would alter the essential character of the neighborhood as nearby properties are zoned and used residentially. The active violation began as a complaint indicating that there is some sort of nuisance. Approval of the use variances will not substantially impair the appropriate use or development of adjacent property, as the use is conducted on the applicant's property.

The variances will not reduce forest cover in the limited development area or resource conservation area and will not be contrary to acceptable clearing and replanting practices. Approval of the variance for automobile and truck rental establishment and the outside storage of vehicles may not be detrimental to the public welfare, however, the use is not allowed in the

² Shown on the Thompson Farms subdivision plat page 4 of 4.

district and given that there is an active violation on the property the use was at the very least a nuisance to someone.

The property is residentially zoned and is developed with an existing dwelling. The lot can continue to be used in this manner or with any other use that is allowed in the R2 District on the Residential Use Chart in §18-4-106 of the County Code therefore, the variance request for the use of the lot for a business and outdoor storage is unwarranted and cannot be considered to be the minimum necessary to afford relief.

In summary, this Office cannot support an automobile and truck rental establishment nor outside storage of RVs and boats. The applicant can park a personal RV on the property, however, the short term rental of an RV creates a commercial campground and is not permitted. The short term rental of a portion of the dwelling should be legalized through the Licensing division of Inspections and Permits. The use of the property for a home occupation should be registered with a Certificate of Use through the Zoning Enforcement section.

RECOMMENDATION

With regard to the standards by which a variance may be granted as set forth in § 18-16-305, under the County Code, the Office of Planning and Zoning recommends ***denial*** of the use variance request to § 18-4-106 to perfect an automobile and truck rental establishment and outside storage of RVs and boats on a lot in an R2 - Residential District as shown on the site plan.

DISCLAIMER: This recommendation does not constitute a building permit. In order for the applicant to construct the structure(s) as proposed, the applicant 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.



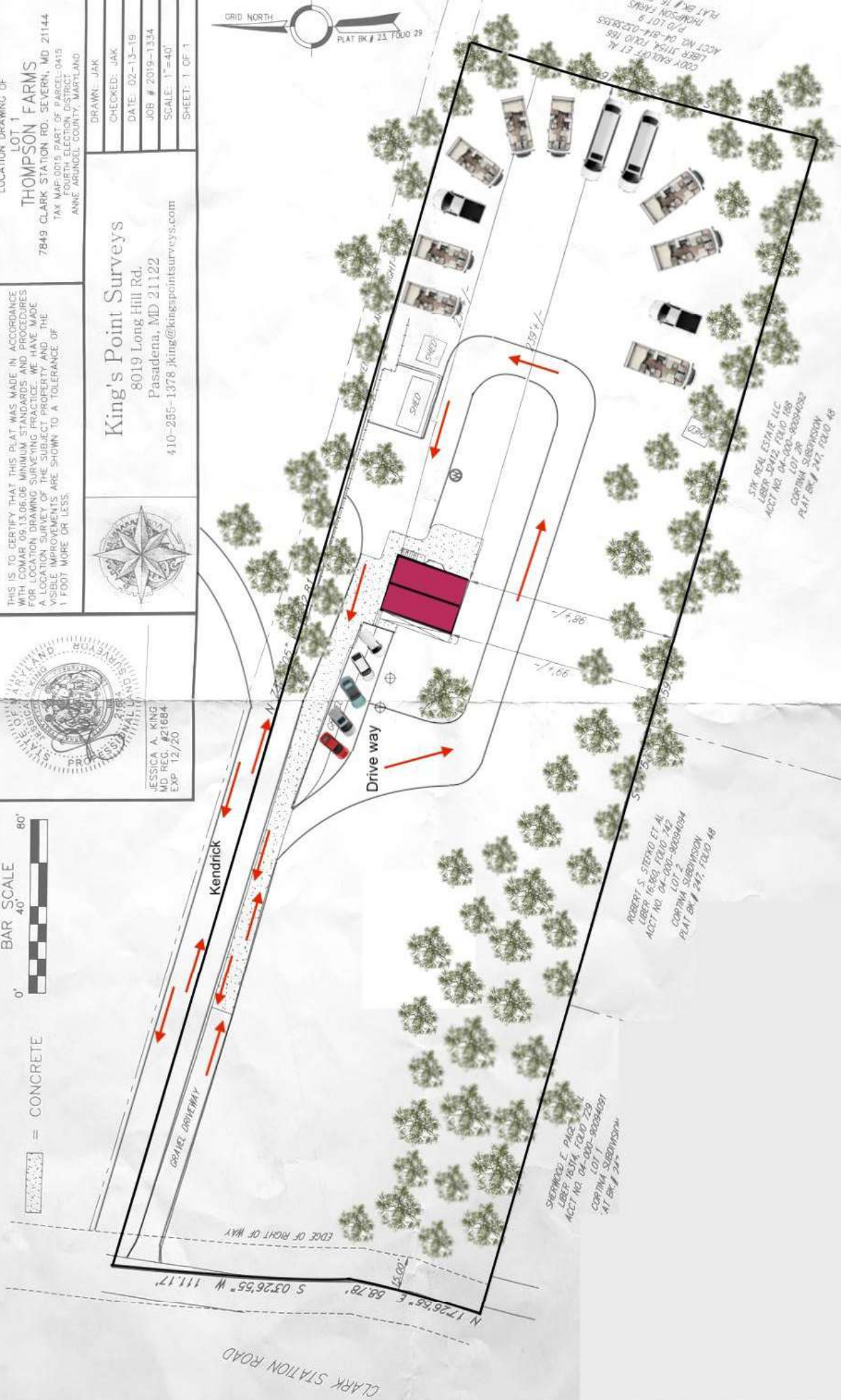
CONCRETE



King's Point Surveys
8019 Long Hill Rd.
Pasadena, MD 21122
410-285-1378 jking@kingspointsurveys.com

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 VISIBLE IMPROVEMENTS ARE SHOWN TO A TOLERANCE OF 1 FOOT MORE OR LESS.

LOCATION DRAWING OF
LOT 1
THOMPSON FARMS
7849 CLARK STATION RD. SEVERN, MD 21144
TAX MAP 0015 PART OF PARCEL 0415
FOURTH ELECTION DISTRICT
ANNE ARUNDEL COUNTY, MARYLAND
DRAWN: JAK
CHECKED: JAK
DATE: 02-13-19
JOB # 2019-1334
SCALE: 1"=40'
SHEET: 1 OF 1



MARCH 3, 2019

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.

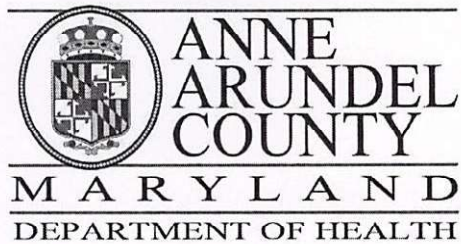
Sincerely,

Oscar Manuel Gutierrez

Owner

7849 Clark Station Road

Severn, MD 21144



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 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



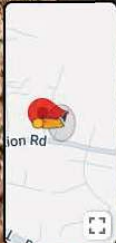
7849 Clark Station Rd

1204 Kendricks Ln

Severn, Maryland

Google Street View

Nov 2022



Google Maps

Share



Image captures Nov 2022 © 2022 Google United States Terms Privacy Report a problem

Google search for 7849 Clark Station Road
September 30, 2025



7849 clark station road

AI Mode

All

Maps

Images

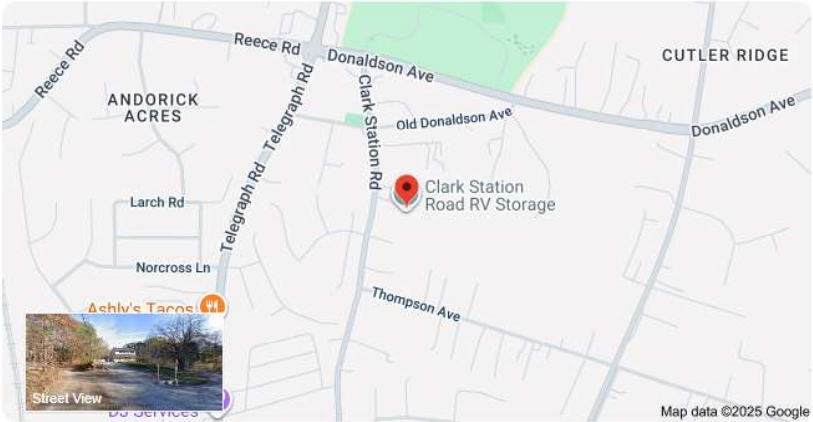
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Map data ©2025 Google

7849 Clark Station Rd

Severn, MD 21144



Directions Share

Most popular places at this address

Clark Station Road RV Storage

5.0 ★★★★★ (13)

CyberGlobalNet

4.3 ★★★★★ (4)

CGNRentals

<https://www.neighbor.com/location/maryland/severn/748214/7849-clark-station-rd>

September 20, 2025



Where

Enter address

What

Select type



 (443) 201-7612

[Sign up](#)

[Log in](#)

Neighbor > RV Storage > Maryland > Severn > 7849 Clark Station Rd



RV storage facility

Unpaved Lot in Severn, Maryland

[7849 Clark Station Rd, Severn, MD 21144](#)

[\(443\) 201-7612](#)

★ 4.8

📅 200+ months rented

Features

 Security camera monitored

 Gravel

 Pet free

 No stairs

 Wheelchair accessible

Storing: Add items

Storage details required.

40' × 10'

Unpaved Lot, Outdoor

 Can store vehicle

Act fast: 3 left

\$128/mo

[View details](#)

<https://www.neighbor.com/location/maryland/severn/748214/7849-clark-station-rd>

September 30, 2025

About this space

Introducing our Grand Garage, a 40x10 space ideal for storing RVs, Boats and trailers! Tucked away in a private area, it provides a safe spot away from the main road. We ... [Show more](#)

Access

- Daily Daytime hours
- Appointment required before each visit

Services

- Boat storage facility
- Automobile storage facility

Cancellation ⓘ

- Full refund up to 24 hours after reservation approval.

Vehicle restrictions ⓘ

- No trailers
- No buses
- No semi trucks
- No trucks
- No box trucks

Policies ⓘ

- No living in the space.
- No working in the space.

Location

7849 Clark Station Rd, Severn, MD 21144

Storing: Add items

[Add](#)

Storage details required.

40' × 10'

Act fast: 3 left

\$128/mo

Unpaved Lot, Outdoor

Can store vehicle

[View details](#)

20' × 10'

Sold out

\$83/mo

Unpaved Lot, Outdoor

30' × 10'

Sold out

\$108/mo

Unpaved Lot, Outdoor

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\$128

per month

[Reserve space](#)

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Variety of Rentals. At CGN Rentals we offer all types of rentals like vehicles, RVs, boats, equipment, rooms and properties. More than 1500+ Reviews.

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RVs

At CGN Rentals, we're your premier destination for all your ...

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CGNRentals

Car rental agency in Severn, Maryland

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Call

Address: 7849 Clark Station Rd, Severn, MD 21144

Phone: (301) 900-4243

Hours: Open - Closes 11 PM

Suggest an edit · Own this business?

7849 Clark Station Rd, Severn, MD 21144

301-900-4243

Pickup and Drop off: 7AM - 11PM

f

📺

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📧

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The Hub For All Your Rental Needs

We offer all types of rentals. From vehicles, to properties to construction equipment.

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Welcome to CGNRentals

At CGN Rentals, we're your premier destination for all your rental needs, ensuring that your adventure begins right here. With over 5 years of industry experience, we specialize in providing top-quality vehicles, RVs, boats, construction equipment and properties for rent. As a family-owned business, we take pride in delivering exceptional customer service and ensuring your satisfaction.



2,000+ 25+ 1,965+

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Completed Rentals Rental Vehicles 5-star Reviews



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Why should you choose us?

- **Unmatched Variety:** CGN Rentals offers a diverse fleet, including cars, RVs, boats, and properties, ensuring there's something for every adventure, whether it's a solo road trip, family vacation, or weekend escape.
- **Family-Owned Excellence:** As a family-owned business, we prioritize personalized service, treating every customer like part of our family and ensuring their experience is smooth and enjoyable.
- **Affordable Options for Every Budget:** We provide flexible pricing options that cater to a wide range of budgets without compromising on quality, making your adventure more accessible.
- **Top-Tier Maintenance and Reliability:** All our vehicles and rentals are meticulously maintained to the highest standards, guaranteeing safety, reliability, and peace of mind for your journey.
- **Tailored Experiences for Every Customer:** We understand that every trip is unique, so we offer customizable rental packages and add-ons to meet specific needs, from long-term rentals to weekend getaways, ensuring a perfect fit for your adventure.



Rent a Vehicle Directly With Us



Book a Vehicle on Turo



RVs (Travel Trailers) Rentals



Boats, Jet skis Rentals



Property Rentals



Storage Spaces for RVs, Boats,
Box Trucks



Long-Term Vehicle Parking
Near-BWI Airport



Construction Equipment Rentals

7849 Clark Station Rd. Severn, MD 21144

301-900-4243

Pickup and Drop off: 7AM - 11PM



Rent our Vehicles on Turo



Ford Escape 2021

[Book on Turo](#)



Toyota Venza 2021 - Hybrid

[Book on Turo](#)



Toyota Corolla 2022

[Book on Turo](#)



Tesla Model 3 2022

[Book on Turo](#)



Hyundai Elantra 2022

[Book on Turo](#)



Hyundai Elantra 2022

[Book on Turo](#)



**Toyota Corolla 2022
Hatchback**



Hyundai Santa Cruz 2022

[Book on Turo](#)



Hyundai Elantra 2023 - Hybrid

[Book on Turo](#)



GMC Sierra 1500 2023

[Book on Turo](#)



Honda Civic 2023

[Book on Turo](#)



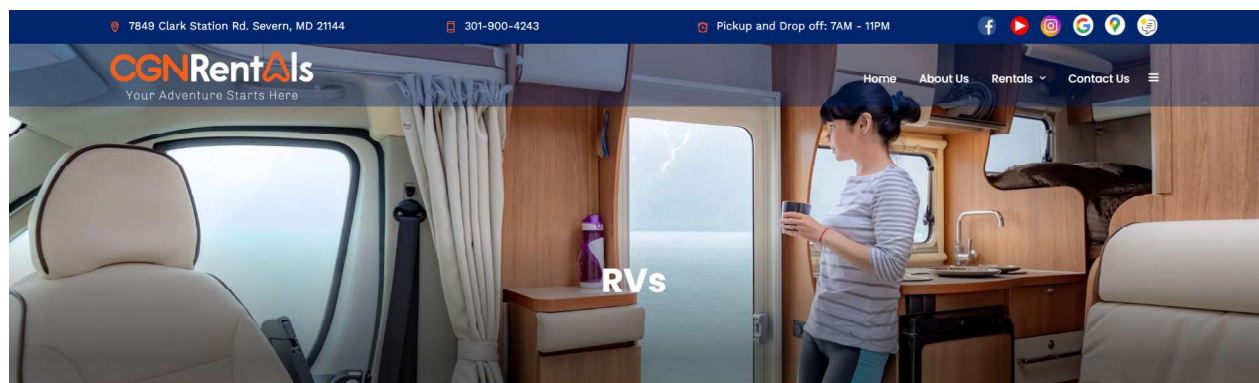
Ford Escape 2020

[Book on Turo](#)



Toyota Corolla 2021

[Book on Turo](#)



Ready to start your adventure? Rent an RV and experience the RV camping experience. Whether this is your first time renting an RV or your 10th time, we will be here to help you out along the way.



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Comfy 2022 RV for 6 People near BWI

[Book on Outdoorsy](#)

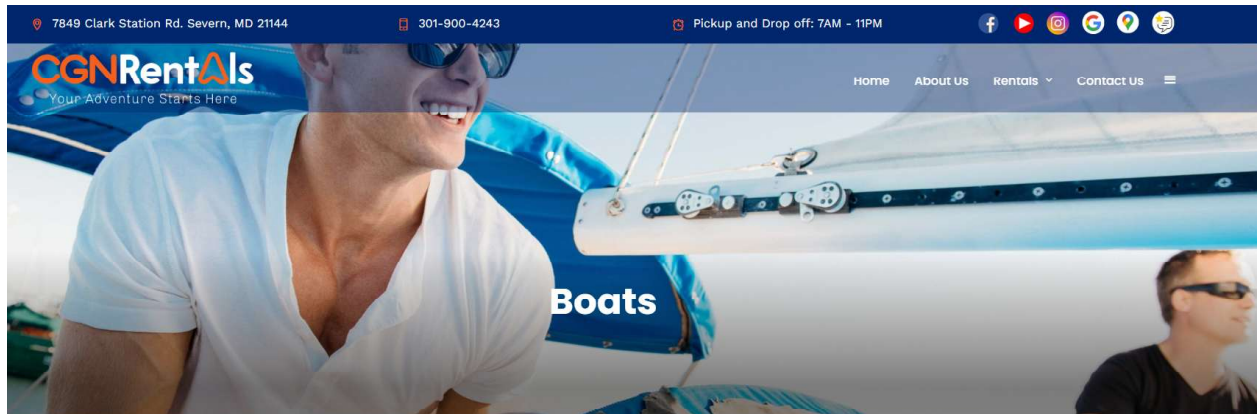
Outdoorsy



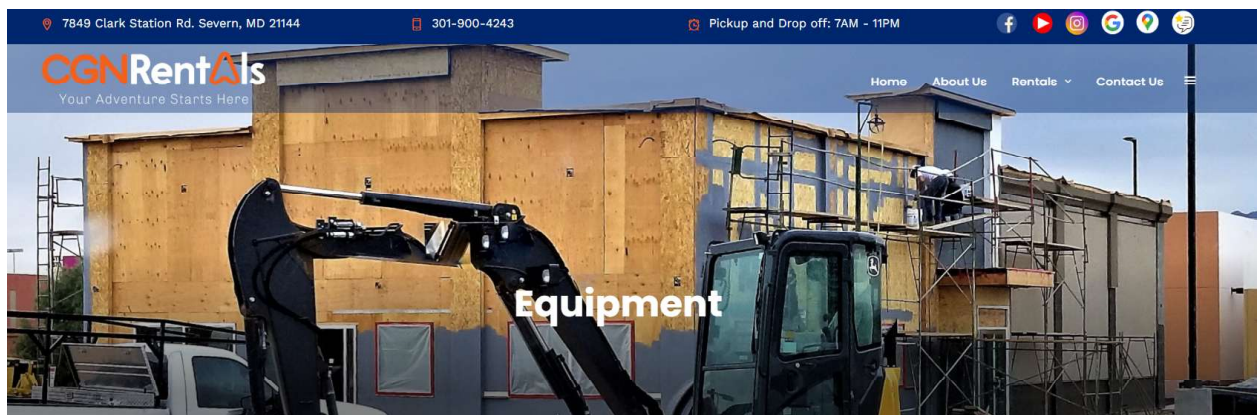
Comfy 2022 RV for 5 People near BWI

[Book on RVShare](#)

RVshare



Our boat rentals are coming soon. We are excited to offer you boat rentals in the near future!



Our equipment rentals are coming soon. We are excited to offer you equipment rentals in the near future!





Bedroom near BWI w/Private Bathroom & Entrance

Share Save



Room in Severn, Maryland

1 queen bed · Dedicated bathroom

• 4.78 · 27 reviews



Stay with Oscar M.

Superhost · 5 years hosting



Stay with Oscar M.

Superhost · 5 years hosting



Self check-in

Check yourself in with the keypad.



Room in a bed and breakfast

Your own room in a home, plus access to shared spaces.



Free cancellation before Nov 13

Get a full refund if you change your mind.

Prices include all fees

\$240 for 3 nights

CHECK-IN
11/18/2025

CHECKOUT
11/21/2025

\$240 for 3 nights

CHECK-IN
11/18/2025

CHECKOUT
11/21/2025

GUESTS
1 guest

Reserve

You won't be charged yet

Report this listing

Some info has been automatically translated. [Show original](#)

About this place

We are located 9 minutes from BWI Airport and offer rental vehicles available through Turo.

We are 5 minutes from a Walmart SuperCenter, 10 minutes from Live Casino and the Arundel Mills complex, which includes a mall, Costco, restaurants, and fast food options like Chick-fil-A.

Additionally, we are 16 minutes from Annapolis, the capital of Maryland, which also has ...

Show more

About this place

We are located 9 minutes from BWI Airport and offer rental vehicles available through Turo.

We are 5 minutes from a Walmart SuperCenter, 10 minutes from Live Casino and the Arundel Mills complex, which includes a mall, Costco, restaurants, and fast food options like Chick-fil-A.

Additionally, we are 16 minutes from Annapolis, the capital of Maryland, which also has a mall, 20 minutes from the Mall in Columbia, and 40 minutes from Washington, D.C.

The space

Comfortable bedroom located in the basement, with a queen bed, 48" TV which includes Roku to watch Netflix, Hulu and others.

Outside the room you will have a private bathroom. In the common space area, a Refrigerator, microwave, and hot/cold bottled water, a desk outside the room and ample work space. Private parking for up to 2 vehicles.

Guest access

The Guest will have a code to access the house during their stay, so they will not need to contact the Host. Parking is included for up to 2 vehicles and is free.

Other things to note

Whether you are coming to Maryland for work or fun, we can provide you with everything. A rental vehicle delivered in the airport, an Airbnb place and all the advice you need. We rent vehicles such as sedans, SUVs and pickup trucks through Turo. You can ask for the direct link when booking this private bedroom.

Registration Details

000577

Enjoy the RV life near BWI and the city!



Camper/RV in Severn, Maryland

4 guests · 2 bedrooms · 6 beds · 1 bath

• 4.68 · 28 reviews



Hosted by Oscar M.

Superhost · 5 years hosting



Hosted by Oscar M.

Superhost · 5 years hosting



Self check-in

Check yourself in with the lockbox.



Oscar M. is a Superhost

Superhosts are experienced, highly rated Hosts.



Free cancellation before Nov 12

Get a full refund if you change your mind.

Some info has been automatically translated. [Show original](#)

Enjoy the RV life without giving up comfort! You'll be surrounded by nature, but still close to everything—Walmart, Costco, Live Casino, the mall, and plenty of restaurants.

Whether you're visiting for work or a getaway, this cozy spot is a great home base. We're also just 40 minutes from DC and close to Annapolis. Need a car? We offer affordable rentals to make getting around easy!

The space

This RV sleeps 4 people comfortably + 1 kid. In the main room you will have a queen bed...

Show more

Prices include all fees

\$385 for 4 nights

CHECK-IN
11/17/2025

CHECKOUT
11/21/2025

Prices include all fees

\$385 for 4 nights

CHECK-IN
11/17/2025

CHECKOUT
11/21/2025

GUESTS
1 guest

Reserve

You won't be charged yet

[Report this listing](#)

Where you'll sleep

1 / 2



Bedroom 1
2 bunk beds



Living room
1 sofa bed

Prices include all fees

\$385 for 4 nights

CHECK-IN 11/17/2025	CHECKOUT 11/21/2025
GUESTS 1 guest	✓

Reserve

You won't be charged yet

[Report this listing](#)

What this place offers

Kitchen

Free parking on premises

Central air conditioning

Indoor fireplace: electric

Fire pit

Wifi

43 inch HDTV with Amazon Prime Video, Disney+, HBO Max, Hulu, Netflix, Roku

Shared backyard

Luggage dropoff allowed

Exterior security cameras on property

Show all 39 amenities

[Photos](#) [Amenities](#) [Reviews](#) [Location](#)

\$385
for 4 nights
★ 4.68 · 28 reviews

Reserve

Meet your host



Oscar M.
Superhost

58
Reviews

4.71★
Rating

5
Years hosting

Born in the 60s

My work: CyberGlobalNet

I'm a businessman in technology I work in CyberGlobalNet, a company that develops systems based on the Internet, starting a business with websites, Apps, and platforms for companies. I travel to visit my customers work with new clients and develop their needs. My passion is to serve, that is why I host in my house too, and had car rentals with Turo. Is the best way to give people all the life gave me and thank you.

Oscar M. is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Co-hosts

 Gabriel

Host details

Response rate: 100%
Responds within a few hours

Message host

To help protect your payment, always use Airbnb to send money and communicate with hosts.



Joan Jenkins <pzjenk00@aacounty.org>

STR for RV

5 messages

Joan Jenkins <pzjenk00@aacounty.org>
 To: Holly Velez <ipvele23@aacounty.org>

Wed, Oct 1, 2025 at 3:54

Hi Holly,

I'm working on a variance case where the homeowner has an RV that they've been renting on Airbnb. Does the County allow rental of an RV as an STR?

Also, there is an STR for the property that was issued 10/18/2022. Would that license still be valid without a renewal application?



Joan A. Jenkins
 Office of Planning and Zoning
 Planner III, Zoning Administration Section
 2664 Riva Road
 Annapolis, MD 21401
 O: 410-222-7437
www.aacounty.org

*The Best Place
 For All*

Holly Velez <ipvele23@aacounty.org>
 To: Joan Jenkins <pzjenk00@aacounty.org>

Wed, Oct 1, 2025 at 4:13 PM

Joan,
 homeowner has an RV that they've been renting on Airbnb. Does the County allow rental of an RV as an STR? **No, it must be a dwelling. § 11-13A-101(6) "Short-term residential rental" means the use or occupancy, facilitated by a hosting platform in exchange for rent, of all or part of a dwelling unit to provide accommodations to transient guests for no more than 120 consecutive days in a calendar year. This disallows boats, RV's, etc.**

They must have used the registration number for the expired STR to advertise on AirBnB.

§ 11-13A-103 A hosting platform shall comply with all of the following:

- (1) A hosting platform may not advertise, list, post, or otherwise facilitate a booking transaction for a short-term residential rental without having a registration field in place for hosts to input their valid, current registration numbers from the Department for short-term residential rentals.
- (2) A hosting platform shall include the host's registration number in an advertisement, listing, or post for a short-term residential rental.

Also, there is an STR for the property that was issued 10/18/2022. Would that license still be valid without a renewal application? **No, the registration is good for 2 years from the date of issuance. What was the registration number?**

[Quoted text hidden]



*The Best Place
 For All*

Holly A. Velez
 Inspections & Permits
 Licensing Division
 Chief of Licensing
 2664 Riva Rd.
 Annapolis, MD 21401

Office number: (410) 222-7788
 Fax number: (410) 222-4488


www.aacounty.org

Joan Jenkins <pzjenk00@aacounty.org>
 To: Holly Velez <ipvele23@aacounty.org>

Wed, Oct 1, 2025 at 4:22

Thanks for the clarification.

STR00192-22-APP



Joan A. Jenkins
 Office of Planning and Zoning
 Planner III, Zoning Administration Section
 2664 Riva Road
 Annapolis, MD 21401
 O: 410-222-7437
www.aacounty.org

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 For All*

[Quoted text hidden]

Holly Velez <ipvele23@aacounty.org>
To: Joan Jenkins <pzjenk00@aacounty.org>

Thu, Oct 2, 2025 at 9:00 AM

I looked at the registration. It expired in October of 2024. It looks like a renewal was started but never completed and submitted. They do not have a valid STR registration.
[Quoted text hidden]

Joan Jenkins <pzjenk00@aacounty.org>
To: Holly Velez <ipvele23@aacounty.org>

Thu, Oct 2, 2025 at 9:26 AM

That's what I thought as well. Thanks for checking.



Joan A. Jenkins
Office of Planning and Zoning
Planner III, Zoning Administration Section
2664 Riva Road
Annapolis, MD 21401
O: 410-222-7437
www.aacounty.org

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[Quoted text hidden]

Apr 7, 2025 at 2:18:53 PM

1206 Cortina Way

Severn MD 21144

United States



Apr 7, 2025 at 2:19:44 PM
7849 Clark Station Rd
Savern MD 21144
United States



Apr 7, 2025 at 2:19:51 PM
7849 Clark Station Rd
Severn MD 21144
United States



Apr 7, 2025 at 2:19:56 PM
7849 Clark Station Rd
Severn MD 21144
United States

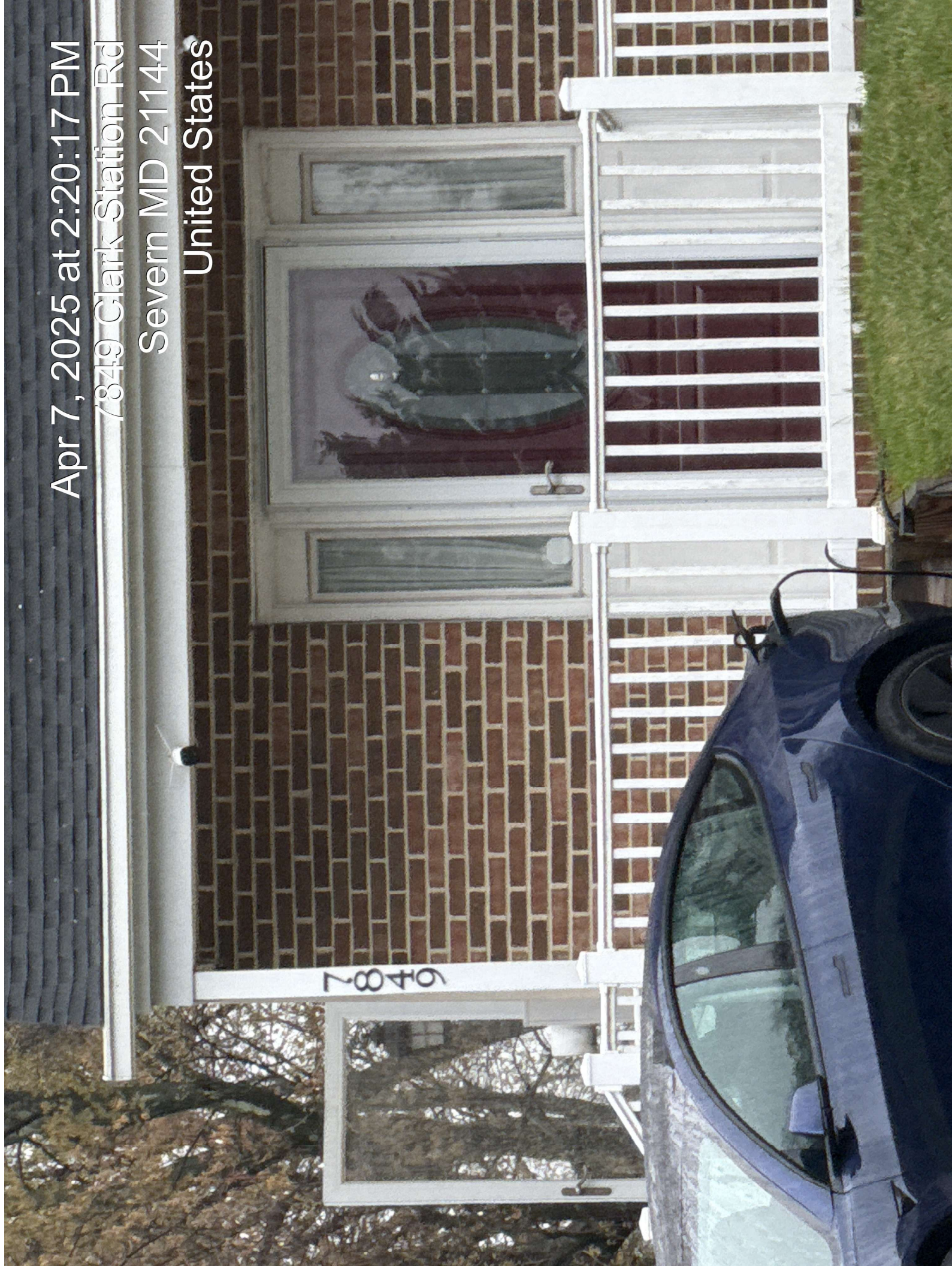
EXIT
ONLY
DO NOT
ENTER



Apr 7, 2025 at 2:20:11 PM
7849 Clark Station Rd
Severn MD 21144
United States



Apr 7, 2025 at 2:20:17 PM
7849 Clark Station Rd
Severn MD 21144
United States



Apr 7, 2025 at 2:20:26 PM
7849 Clark Station Rd
Severn MD 21144
United States



Apr 7, 2025 at 2:20:38 PM
7849 Clark Station Rd
Seyvern MD 21144
United States



Apr 7, 2025 at 2:20:52 PM
7849 Clark Station Rd
Severn MD 21144
United States



Apr 7, 2025 at 2:21:22 PM
7849 Clark Station Rd
Severn MD 21144
United States



Apr 7, 2025 at 2:21:25 PM
7849 Clark Station Rd
Severn MD 21144
United States



Apr 7, 2025 at 2:21:27 PM
7849 Clark Station Rd
Severn MD 21144
United States



Apr 7, 2025 at 2:21:31 PM
7849 Clark Station Rd
Severn MD 21144
United States



Apr 7, 2025 at 2:21:38 PM
7849 Clark Station Rd
Severn MD 21144
United States



Apr 7, 2025 at 2:21:56 PM
7849 Clark Station Rd
Severn MD 21144
United States



Apr 7, 2025 at 2:22:18 PM
7849 Clark Station Rd
Severn MD 21144
United States



May 13, 2025 at 10:31:22 AM
7849 Clark Station Rd
Severn MD 21144
United States



May 13, 2025 at 10:31:47 AM
7849 Clark Station Rd
Severn MD 21144
United States



May 13, 2025 at 10:32:09 AM
7849 Clark Station Rd
Seyvern MD 21144
United States



May 13, 2025 at 10:32:13 AM
7849 Clark Station Rd
Severn MD 21144
United States



May 13, 2025 at 10:32:16 AM
7849 Clark Station Rd
Severn MD 21144
United States



May 13, 2025 at 10:32:21 AM
7849 Clark Station Rd
Severn MD 21144
United States



Road Responsibility Color: County Private Annapolis SHA Active PWA Fort Meade TBD Under Warranty Unknown

ROAD INVENTORY -- DISPLAY FORM									
ROADNO	6797			City	Severn				
State Number				Zip Code	21144			Video Log	
Road Name	Kendricks Ln			Subdivision				Subdivision	
Road goes from	Clark Station			Road District and				Attachments	
Road goes to	Private Dr			Maintenance Site	(W) Western			Deed	
Road Length (mi)	0.1	PMS Length (mi)	0	Council District	2			Easement	
Road Width (ft)	10	Lane Miles	0.2	Road Type	rural				
Old ADC NO.	7	New ADC NO.	5056	Min. ROW(ft)				Road Class	local
Old ADC COL.	A	New ADC COL.	A	ROW Varies	☐			Historic Road	☐
Old ADC Row	8	New ADC Row	10	Created:				Date Accepted	Not Set
GIS ADC Grid				GIS New ADC Grid				Responsibility	Private (1)
7A8				5056A10					
Road Comments									
<u>Maintenance Information</u>									
Surface Type	None			Concrete Curb Length	0	mi		mi	
Shoulder Type	GRASS			Asphalt Curb Length	0	mi		mi	
Shoulder Width	4			Concrete SW Length	0	mi		mi	
Shoulder Length	0.2			Asphalt SW Length	0	mi		mi	
Ditch Type				Sidewalk Type	None				
Ditch Length				Brush Length				mi	
Storm Drain Type				Tree Trim Length	0.2			mi	
Storm Drain Length				Mowing Length				mi	
Number of Inlets				Guardrail Length				ft	
Manholes									
Maintenance Comments									

PROPERTY OF
DAVID SCARLETT ROSS
BALTIMORE, MARYLAND.

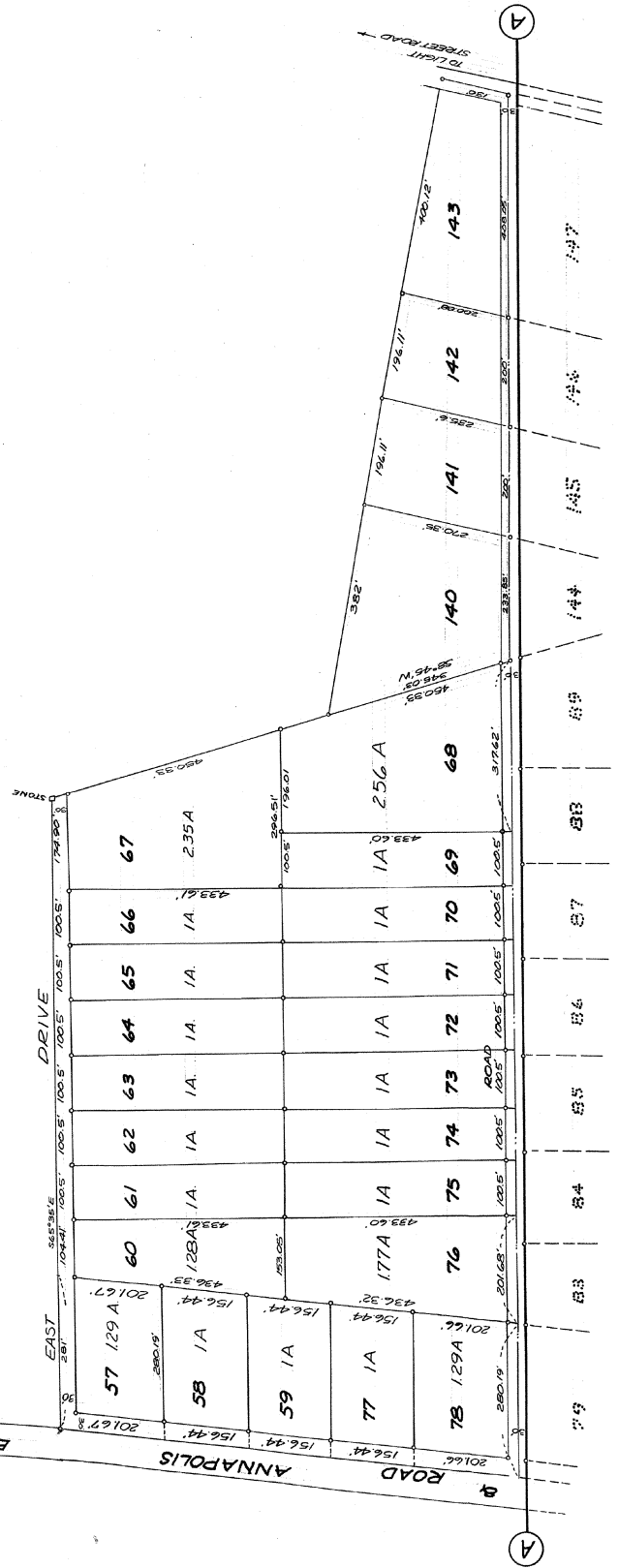
LOTS 1 TO 100 INCLUSIVE
SURVEYED & PLOTTED BY
J SPENCE HOWARD
APRIL 1914

LOTS 100 TO 150 INCLUSIVE
SURVEYED AND PLOTTED BY
THOS. H. DISNEY
MARCH 1916

SCALE 1"=150'
SHEET 1 OF 4

A. A. COOKE, 1957-ED. SECT. 6-29
STATS OF NEWLAND ANNE ARUNDEL COUNTY, 301
I HEREBY CERTIFY THAT THE PLAT ON THIS PAGE
IS A TRUE AND ACCURATE COPY OF THE PLAT
RECORDED IN PLAT BOOK NO. 100, P. 38
IN TESTIMONY WHEREOF I HEREUNTO SET MY
HAND AND PLACE MY SEAL THIS TWENTY-SEVENTH, A.D. 1963

James P. Hicks
JAMES P. HICKS
COUNTY CLERK



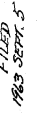


A.I.C. CODE, 1957 ED., SECTION 6-39
CITY OF MARYLAND AND ANNAPOLIS COUNTY, SET
I HEREBY CERTIFY THAT THE PLAN ON THIS
PAGE IS A TRUE AND ACCURATE COPY OF THE
ORIGINAL AS SUBMITTED TO ME FOR RECORD.
IT IS RECORDED IN PLAT BOOK NO. 18, FOLIO 30,
ST. PETERMAN MAPSHEET. I THEREUNTO SET MY
HAND AND PLACE MY SEAL THIS DAY OF SEPTEMBER, 1963

James G. Pfeiffer
JAMES D. MOORE
COUNTY SHERIFF

EX-100

FILED
1963 SEPT. 5



THOMPSON FARMS
PLAT CONTINUED
SCALE 1"=150' SHEET 30F-4

PLAT CONTINUED

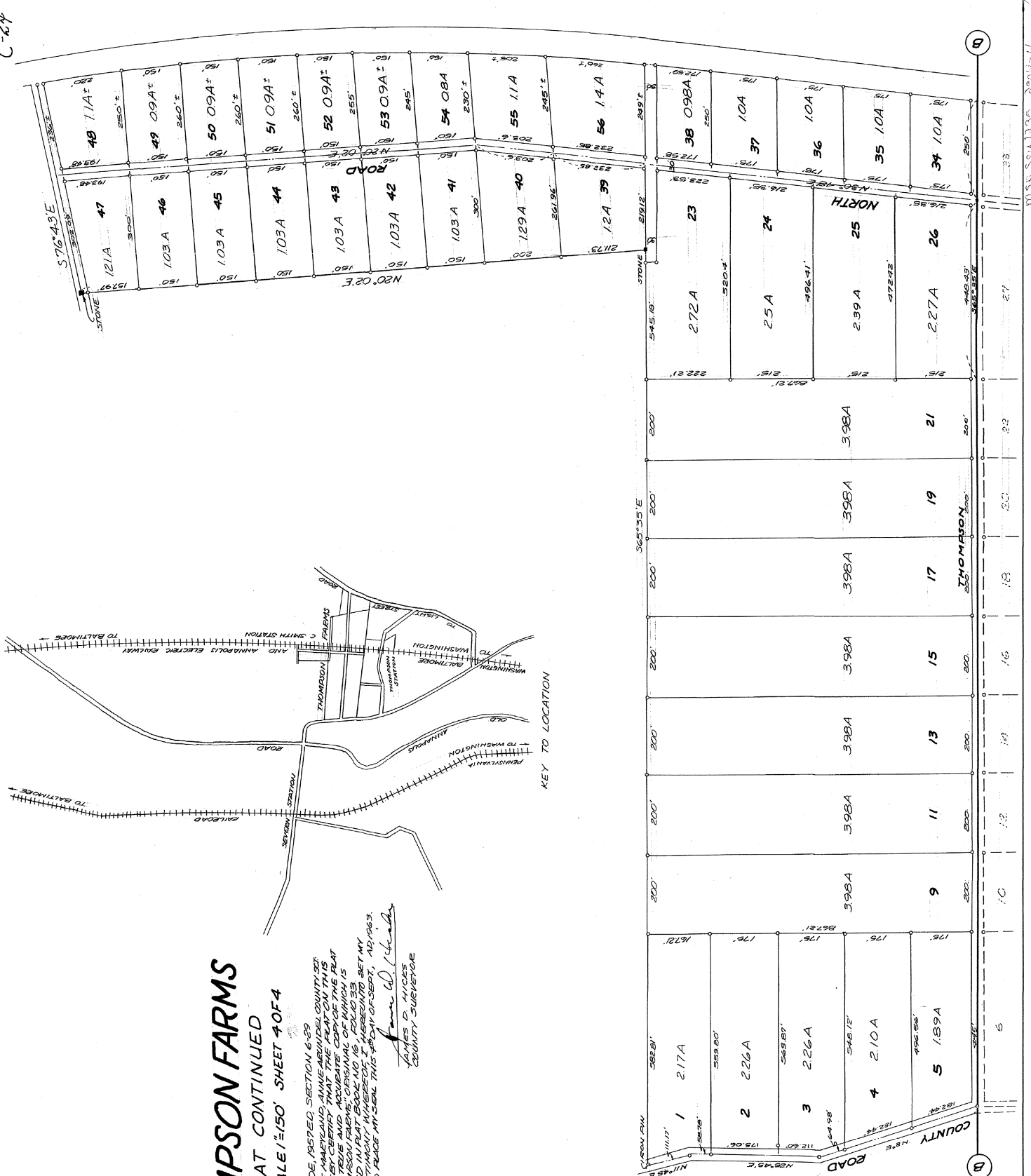
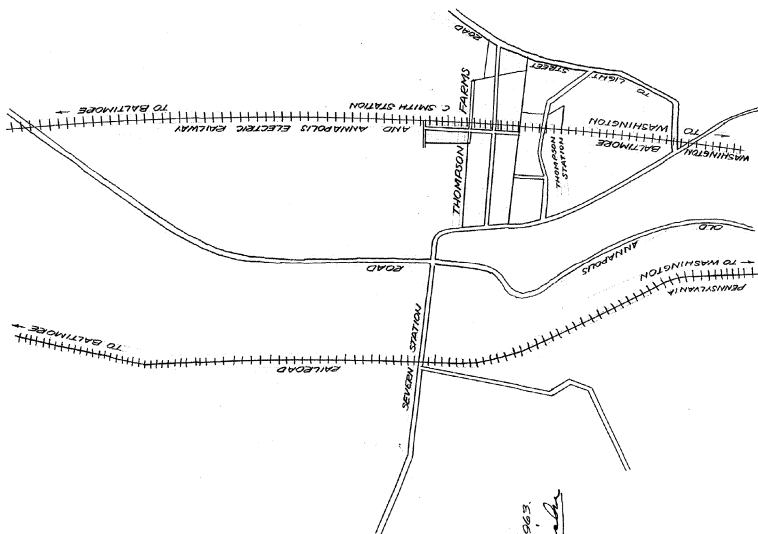
SCALE 1"=150' SHEET 40F4

A. A. CO CODE, 1957ED, SECTION 6-23
STATE OF MARYLAND, ANNE ARUNDEL COUNTY SD
I HEREBY CERTIFY THAT THE PLATON THIS
PAGE IS A TRUE AND ACCURATE COPY OF THE PLAT
OF "THOMSON TRACT" ORIGINAL OF WHICH IS
RECORDED IN PLAT BOOK NO 16, FOLIO 33
IN TESTAMENT W/ WIFE OF I. HERBERTO SET MY
HAND AND PLACE MY SEAL THIS 2ND DAY OF SEPT, AD 1963.

Sam W. Smith

JAMES D. HICKS
COUNTY SURVEYOR

KEY TO LOCATION



FILED
1963 SEPT. 5

2025-0157-V Road classifications



Legend

Foundation
Parcels

Parcels - Annapolis City

Transportation

County Transportation

Collector

Freeway

Minor Arterial

Principal Arterial

Proposed Collect

Proposed Minor

Arterial

Proposed Princip

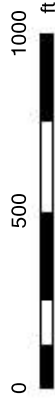
Arterial



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.

Neemap

Notes



THIS MAP IS NOT TO BE
USED FOR NAVIGATION



2025-0157-V Zoning



Legend

Foundation

Parcels

Parcels - Annapolis City

Planning

Zoning

C1 Commercial - Local

C2 Commercial - Office

C3 Commercial - General

C4 Commercial - Highway

City of Annapolis

MA1 Community

Marina

MA1-B

Neighborhood

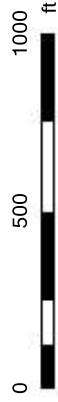
Marina

MA2 Light



Nearmap

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Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



THIS MAP IS NOT TO BE
USED FOR NAVIGATION

Notes

7849 Clark Station Road - 2021



Legend

Foundation

Addressing



Parcels



Parcels - Annapolis City



Planning

Zoning



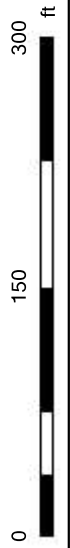
Notes

Nearmap

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THIS MAP IS NOT TO BE
USED FOR NAVIGATION



7849 Clark Station Road - 2023



Legend

Foundation

Addressing



Parcels

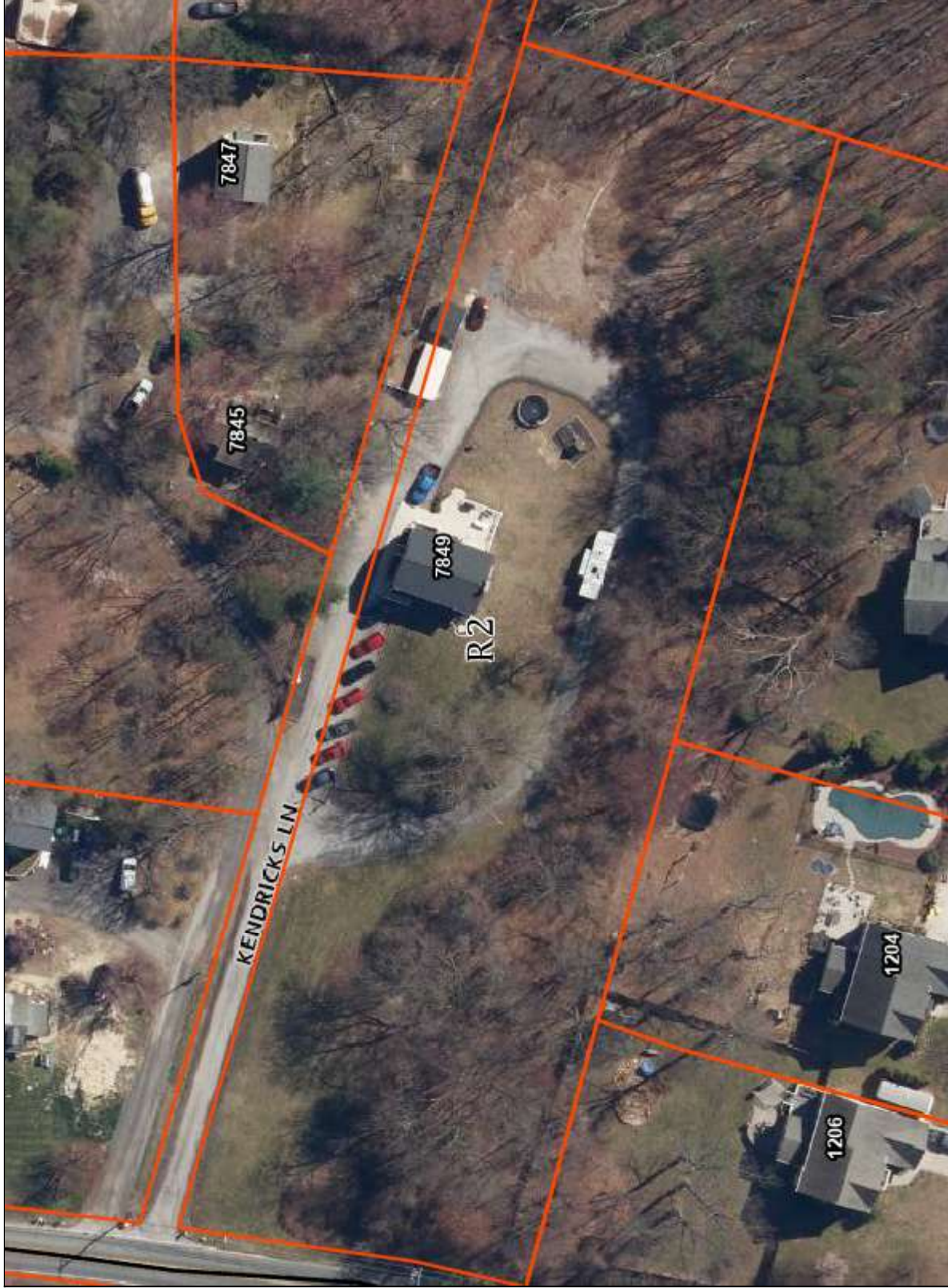


Parcels - Annapolis City



Planning

Zoning



Neamap

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Notes



0 50 100 ft



THIS MAP IS NOT TO BE
USED FOR NAVIGATION

7849 Clark Station Road - February 2025



Legend

Foundation

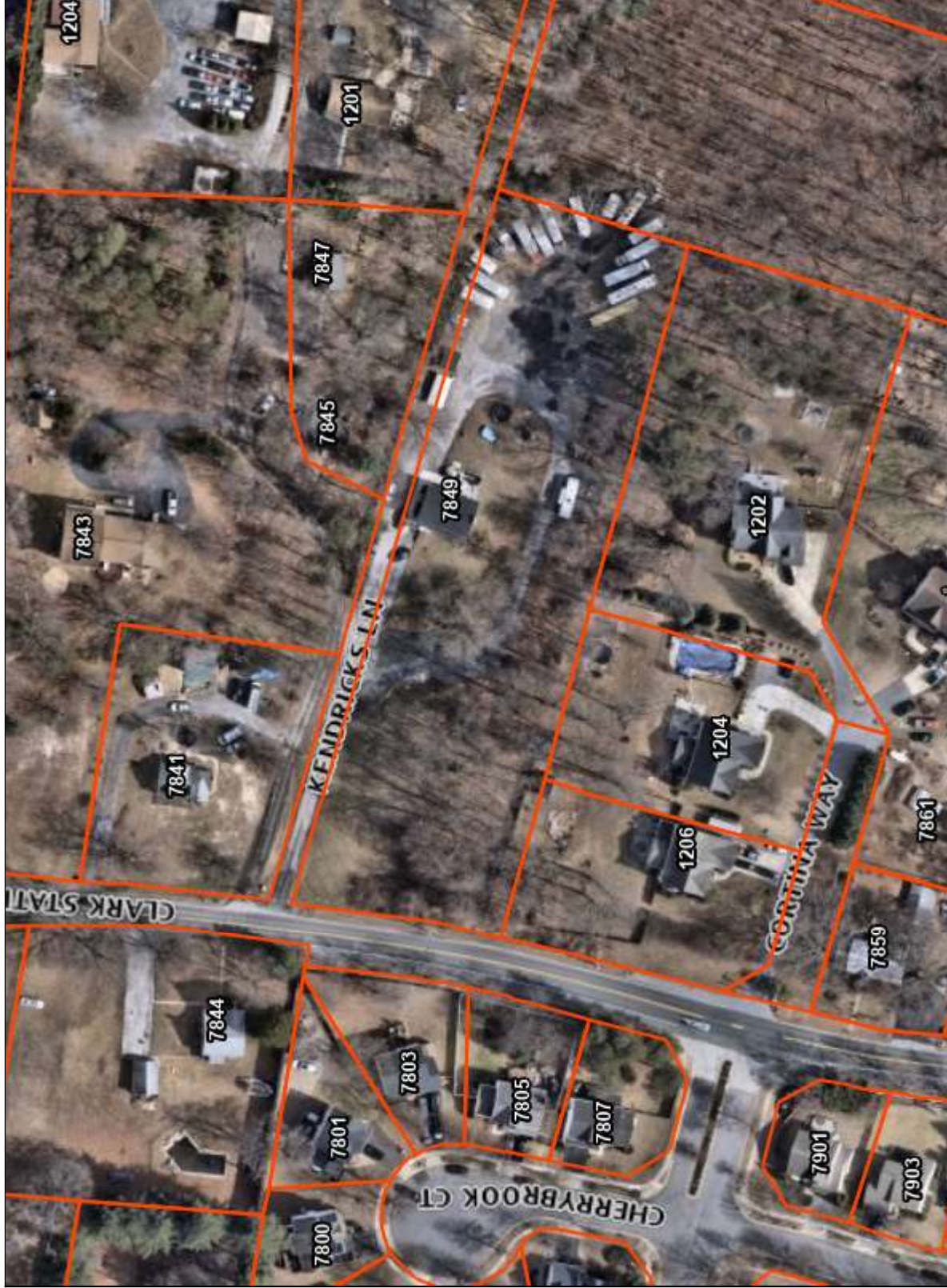
Addressing



Parcels

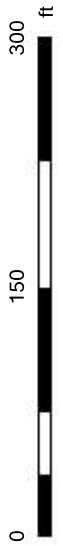


Parcels - Annapolis City



Neamap

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Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



THIS MAP IS NOT TO BE
USED FOR NAVIGATION

Notes