

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

APPLICANT: Kyle Jones

ASSESSMENT DISTRICT: 1st

CASE NUMBER: 2025-0164-V

COUNCILMANIC DISTRICT: 7th

HEARING DATE: October 23, 2025

PREPARED BY: Donnie Dyott Jr.
Planner



REQUEST

The applicant is requesting a variance to allow an accessory structure (garage/pole barn) with less setbacks than required and in the front yard of a non-waterfront lot on property located at 803 Antietam Drive in Davidsonville.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of approximately 4.56 acres of land and is mostly zoned as RA - Rural Agricultural District with a small strip of land zoned OS - Open Space District along the rear of the site. The property is identified as Lot 2 of Parcel 204 in Block 18 on Tax Map 54. This is a non-waterfront property located outside of the Chesapeake Bay Critical Area that is improved with a single family detached dwelling and associated facilities.

APPLICANT'S PROPOSAL

The applicant seeks to construct a pole barn measuring 24' X 40' with a height of 14' in the front yard of the property, southeast of the existing dwelling.

REQUESTED VARIANCES

§ 18-2-204 (b) of the Anne Arundel County Zoning Code states that an accessory structure may not be located in the front yard of a non-waterfront lot. The pole barn as proposed is in the front yard, necessitating a variance to this provision.

A review of the site plan indicates that no setback variances are required for this proposal.

AGENCY COMMENTS

The **Health Department** commented they have no objection to the request as the proposal does not adversely affect the on-site sewage disposal and well water supply systems.

The **Department of Recreation and Parks** commented that 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 Inspections and Permits (Engineering Division)** did not take a position on the variance request but provided comments regarding details of the site plan. Full comments attached as part of the County Exhibits.

FINDINGS

The applicant describes that there is a large drop off (roughly 3 stories) surrounding the dwelling, including the primary space behind the house. It is described that the only flat area that can accommodate such an accessory structure is in front of the dwelling.

While the lot is of adequate size and width for the RA District, it can be argued that the topographic conditions present on the site create a situation where construction of accessory structures in accordance with the Code is difficult. The topography presented by the applicant shows that there is a steep drop off that surrounds the dwelling with the only usable flat area being between the dwelling and the front lot line. This area is considered the front yard and does not allow for placement of accessory structures without a variance. As such, some relief is warranted to allow the applicant an accessory structure and to avoid practical difficulties.

The site is heavily wooded and the structure will meet all applicable setback requirements. As such it does not appear that the variance will alter the essential character of the neighborhood, be detrimental to the public welfare or impair the appropriate use or development of adjacent properties.

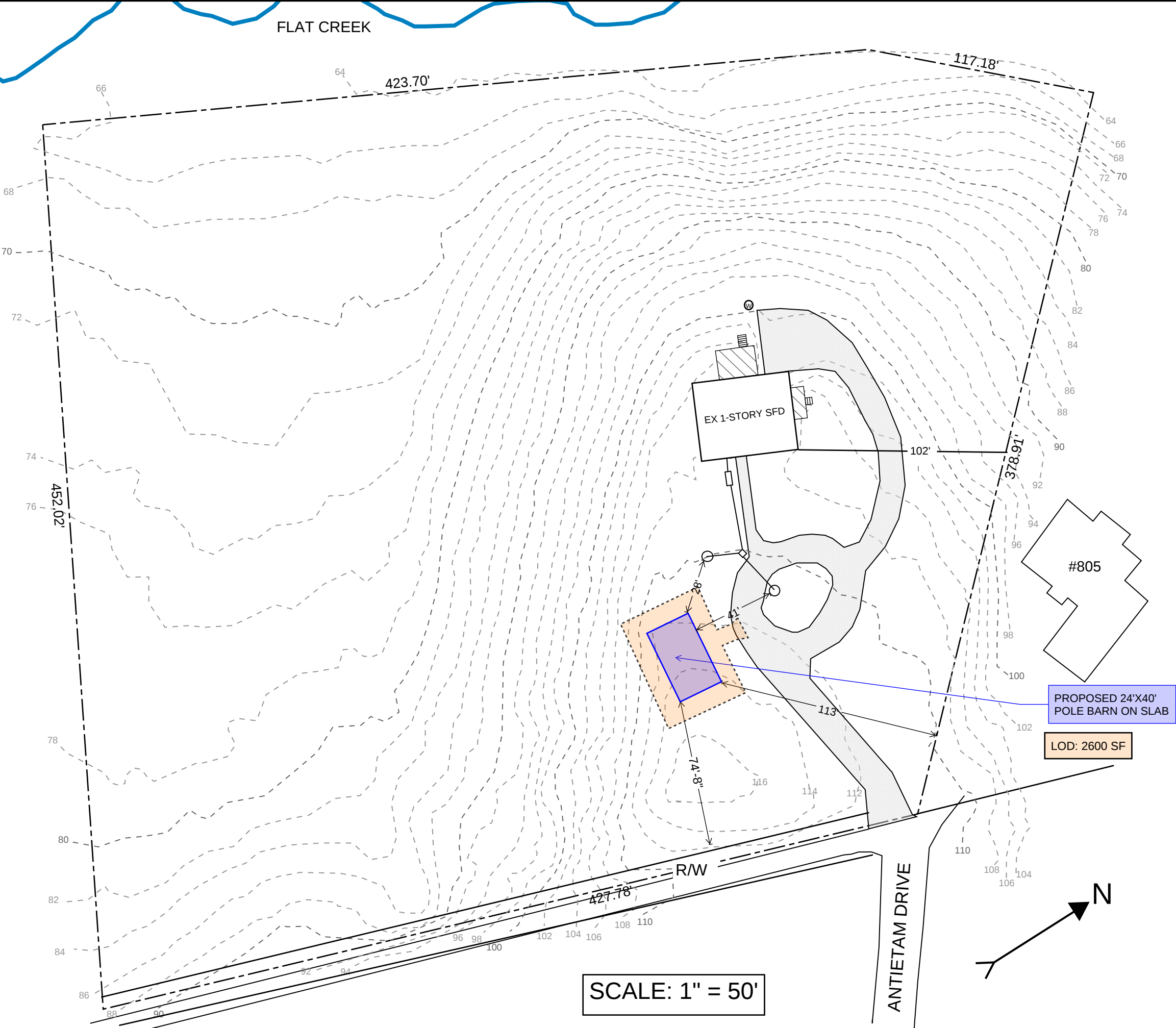
While some relief is warranted to allow the applicant to construct an accessory structure in the front yard, the proposal is not considered to be the minimum necessary to afford relief by this Office. The structure size at 24' X 40' is much larger than a typical 24' X 24' detached two car garage. This Office typically recognizes a 24' X 24' detached accessory structure as the minimum relief in cases such as these, and while there have been situations where a slightly larger or different configuration has been considered, the applicant's proposed structure is much larger than what we typically recommend approval for.

RECOMMENDATION

Based upon the standards set forth in § 18-16-305 under which a variance may be granted, this Office recommends **denial** of the proposed zoning variance to allow the construction of the garage as shown on the site plan. This Office would however recommend **approval** of a revised structure measuring 24' X 24' in the same location on the site plan.

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

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



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.

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.



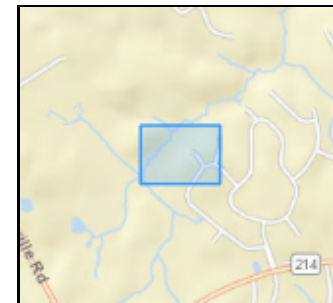
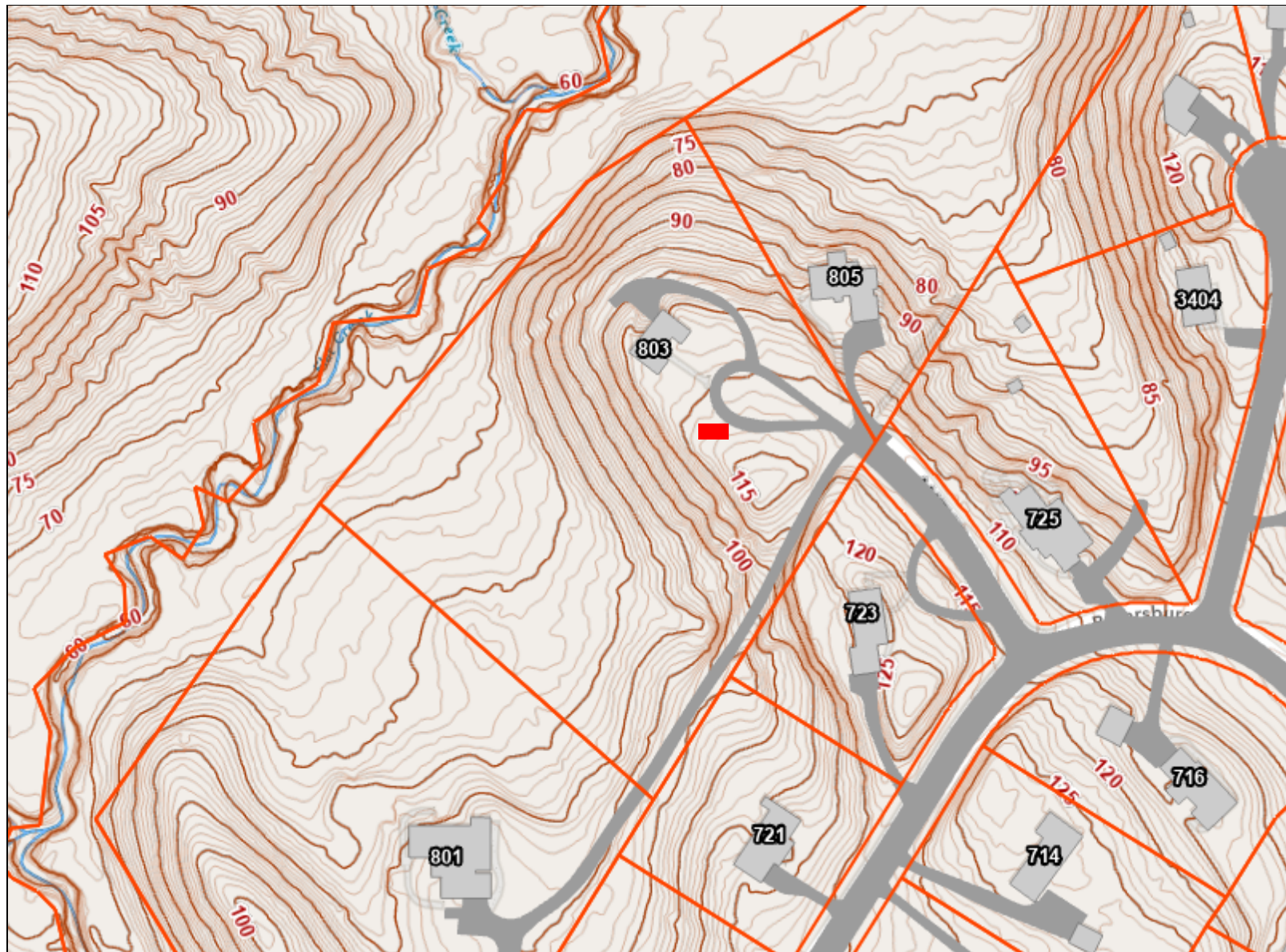
Steep hill in back of house.



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.

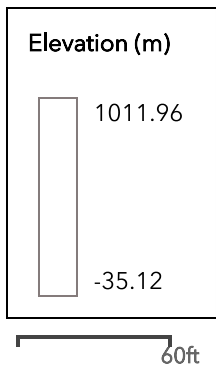
0 200 400
ft

Esri Community Maps Contributors,
County of Anne Arundel, VGIN, ©
OpenStreetMap, Microsoft, Esri,
HERE, Garmin, SafeGraph,
GeoTechnologies, Inc, METI/NASA,



THIS MAP IS NOT TO BE
USED FOR NAVIGATION

Notes 1"=200'



AFTER RECORDING RETURN TO:

Kyle Martin Jones
803 Antietam Drive
Davidsonville, MD 21035

Tax ID#: 01-000-04371500

DOCUMENT PREPARED BY:

Sage Title Group, LLC
183 Harry S. Truman Parkway, Suite 116
Annapolis, MD 21401
File Number: 250768APSS

LR - Deed (w Taxes) 10:31
Recording on 03/28/19 ST20.00
Name: Jones
Ref:
LR - Deed (with Taxes) 40.00
LR - Deed State
Transfer Tax 2,124.50
LR - NR Tax - 1kd 0.00
SubTotal: 2,184.50

This Deed

MADE THIS 22nd day of March, 2019, by and between **John D. Newell**, Court Appointed Trustee, appointed by court order in Case # C-02-CV-18-000748, to sell the property on behalf of William Kirk and Lowell Kirk, the owners of record, as party of the first part, and **Kyle Martin Jones and Lindsay Peery Jones**, parties of the second part.

WITNESSETH, That in consideration of the sum of **FOUR HUNDRED TWENTYFOUR THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$424,900.00)**, the receipt of which is hereby acknowledged, the said party of the first part does grant and convey to the said parties of the second part, in fee simple, as tenants by the entirety, all that parcel of ground situated in **Anne Arundel County, Maryland** and as described as follows, that is to say:

BEGINNING FOR THE SAME at a point located in, and North 31 degrees 43 minutes 40 seconds East 503.81 feet from, the beginning of the North 36 degree East 102 ½ perch line of the first parcel described in the conveyance from Ernest X. LeSeure and wife to William W. Townshend, et a.I. by deed dated April 20, 1920 and recorded among the Land Records of Anne Arundel County, Maryland in Liber WNW No. 13, at folio 194; said point being also in the Northwest outline of Plat 2 of Hardesty Estates and recorded among the Plat Records of Anne Arundel County, Maryland in Plat Book 37, folio 16; thence from the place of beginning so fixed, leaving said outline and running across part of the above mentioned conveyance to Townshend, with courses referred to in Maryland Grid North, North 48 degrees 38 minutes 20 seconds West 452.82 feet; thence continuing said course, North 48 degrees 38 minutes 20 seconds West 55.88 feet to the centerline of an existing stream known as Flat Creek; thence running with the centerline of said stream and with the outlines of the conveyance from Louise W. Kirk and William W. Townshend Jr. to Ruth Zang by deed dated August 23, 1971 and recorded among the aforesaid Land Records in Liber MSH No. 2431, at folio 059, reversely, the following seventeen (17) courses and distances:

North 41 degrees 11 minutes 54 seconds East 3.25 feet; thence
North 8 degrees 45 minutes 34 seconds West 44.47 feet; thence
North 58 degrees 54 minutes 40 seconds East 76.51 feet; thence
North 13 degrees 23 minutes 54 seconds East 63.19 feet; thence
North 84 degrees 38 minutes 38 seconds East 65.12 feet; thence
North 13 degrees 54 minutes 48 seconds East 48.20 feet; thence
North 65 degrees 14 minutes 36 seconds East 46.03 feet; thence
South 89 degrees 47 minutes 44 seconds East 10.37 feet; thence
North 29 degrees 49 minutes 16 seconds East 19.04 feet; thence
North 43 degrees 02 minutes 10 seconds West 17.00 feet; thence
North 30 degrees 21 minutes 21 seconds East 48.70 feet; thence
North 4 degrees 19 minutes 27 seconds East 40.97 feet; thence
North 33 degrees 00 minutes 53 seconds East 35.51 feet; thence
South 87 degrees 48 minutes 46 seconds East 23.19 feet; thence
North 63 degrees 04 minutes 00 seconds East 69.92 feet; thence
North 12 degrees 28 minutes 35 seconds West 58.29 feet; thence

03/28/19 03:37 PM C 0001 R 0003
Val #: 0003-230054 \$4,249.00
County Transfer Tax

BY:

ALB LINDSAY PEERY JONES
OF 3/28/19 A.A. COUNTY

ACCT. 1000-04371500

North 29 degrees 23 minutes 19 seconds East 31.86 feet

to the end of the South 65 degrees 55 minutes 21 seconds East 673.04 foot line of the above mentioned conveyance to Ruth Zang; thence leaving said stream and the said conveyance to Zang, and running across part of the above mentioned conveyance to William W. Townshend, et al., South 30 degrees 58 minutes 58 seconds East 144.45 feet; thence continuing with said line, South 30 degrees 58 minutes 58 seconds East 378.91 feet to intersect the above mentioned North 36 degree East 102 ½ perch line; said point being located in the centerline of and at the Northwest end of Antietam Drive, 50 feet wide, as shown on the plat of Hardesty Estates; thence across the Northwest end of Antietam Drive and running with part of said outline, reversely, and with the Southeast side of a 30 foot right of-way, South 31 degrees 43 minutes 40 seconds West 427.78 feet to the place of beginning. Containing 5.57 acres as described by J.R. McCrone, Jr., Inc., Registered Professional Engineers and Land Surveyors, in March 1972. SAVING AND EXCEPTING therefrom, however, that portion of the property conveyed to Anne Arundel County by deed dated April 20, 1972 and recorded among the Land Records of Anne Arundel County in Liber 2569, folio 189.

The improvements thereon being known as 803 Antietam Drive, Davidsonville, Maryland 21035.

Tax ID#: 01-000-04371500

BEING the same property which by deed dated June 20, 2017 and recorded among the Land Records of Anne Arundel County, Maryland in Liber No. 31084, folio 39, was granted and conveyed by William D. Kirk and Rodica Townshend, Successor Trustees of The Louise W. Kirk Revocable Trust u/a dated November 20, 1992 unto William D. Kirk and Lowell E. Kirk. The said John D. Newell was appointed Trustee pursuant to Consent Order for Case No. C-02-CV-18-000748 filed on December 18, 2018.

FOR INFORMATIONAL PURPOSES ONLY

BEING a part of the same property which by deed dated November 23, 1992 and recorded among the Land Records of Anne Arundel County, Maryland in Liber No. 5858, folio 25, was granted and conveyed by Louise W. Kirk unto William E. Kirk (and successors thereto), Trustee u/a Louise W. Kirk Revocable Trust dated November 20, 1992.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

SUBJECT TO all rights, easements, restrictions, covenants and reservations of record.

TO HAVE AND TO HOLD the said described lot(s) of ground and premises to the said parties of the second part, as tenants by the entirety, their assigns, the survivor of them and the survivor's personal representatives, heirs and assigns, in fee simple.

WITNESS the hand and seal of the said party of the first part:

WITNESS:

Teresa Lesko

John D. Newell (SEAL)
John D. Newell Trustee

STATE OF Maryland, CITY/COUNTY OF Anne Arundel to wit:

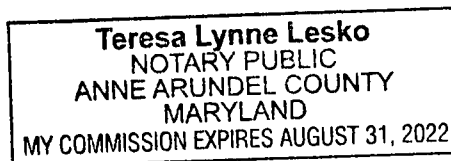
I HEREBY CERTIFY, that on this 22 day of March, 2019, before me, the subscriber, a Notary Public of the State of Maryland in and for Anne Arundel County/City, personally appeared **John D. Newell Trustee** known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal:

Teresa Lesko
Notary Public

My Commission Expires:

8/31/22



ATTORNEY CERTIFICATION

This is to certify that the within instrument was prepared under the supervision of an Attorney duly admitted to practice before the Court of Appeals in the State of Maryland.

Teresa L. Lesko
Teresa L. Lesko, Esq.

OWNER OCCUPANCY AFFIDAVIT

THE WITHIN GRANTEES DO HEREBY CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE LAND CONVEYED HEREIN IS RESIDENTIALLY IMPROVED OWNER-OCCUPIED REAL PROPERTY AND THAT THE RESIDENCE WILL BE OCCUPIED BY US AT LEAST 7 OUT OF 12 MONTHS IMMEDIATELY AFTER THE PROPERTY IS CONVEYED AS EVIDENCED BY THE SIGNATURES BELOW

WITNESS the hands and seals of the said parties of the second part:

WITNESS:

Teresa Lesko

Kyle Martin Jones (SEAL)

Teresa Lesko

Lindsay Peery Jones (SEAL)

STATE OF MARYLAND, CITY/COUNTY OF ANNE ARUNDEL to wit:

I HEREBY CERTIFY, that on this 22 day of March, 2019, before me, the subscriber, a Notary Public of the State of Maryland in and for Anne Arundel County/City, personally appeared **Kyle Martin Jones and Lindsay Peery Jones** known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal:

Teresa Lesko
Notary Public

My Commission Expires:

8/31/22

Teresa Lynne Lesko NOTARY PUBLIC ANNE ARUNDEL COUNTY MARYLAND MY COMMISSION EXPIRES AUGUST 31, 2022

**MARYLAND
FORM
WH-AR****Certification of Exemption from Withholding Upon
Disposition of Maryland Real Estate Affidavit of
Residence or Principal Residence****2019**

Based on the certification below, Transferor claims exemption from the tax withholding requirements of 10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in

ownership of real property is presented for recordation. The requirements of 10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor InformationName of Transferor John D. Newell Trustee**2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers.)**803 Antietam Drive, Davidsonville MD**3. Reasons for Exemption**

Resident Status

☐

As of the date this form is signed, I, Transferor, am a resident of the State of Maryland



Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence

☐

Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

John D. Newell Trustee

Date

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

Title

Date

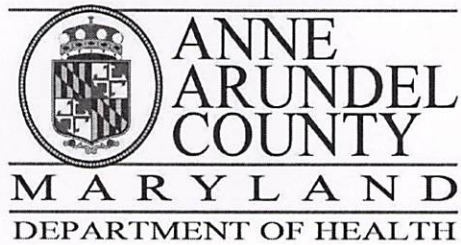
**** Form must be dated to be valid.****Note:** Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.**To the Clerk of the Court:** Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Anne Arundel

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.
(Type or Print in Black Ink Only-All Copies Must Be Legible)

1	Type(s) of Instruments	☐ Check Box if Addendum Intake Form is Attached.)						
		1 Deed	Mortgage	Other	Other			
		2 Deed of Trust	Lease					
2	Conveyance Type Check Box	☒ Improved Sale Arms-Length(1)	Unimproved Sale Arms-Length(2)	Multiple Accounts Arms-Length(3)	Not an Arms-Length Sale(9)			
3	Tax Exemptions (if Applicable)	Recordation						
	Cite or Explain Authority	State Transfer						
		County Transfer						
4	Consideration and Tax Calculations	Consideration Amount			Finance Office Use Only			
		Purchase Price/Consideration	\$424,900.00	Transfer and Recordation Tax Consideration				
		Any New Mortgage	\$403,655.00	Transfer Tax Consideration	\$			
		Balance of Existing Mortgage		X ()% =	\$			
		Other:	\$	Less Exemption Amount - Total Transfer Tax =	\$			
		Other:	\$	Recordation Tax Consideration X()per \$500 =	\$			
		Full Cash Value	\$	TOTAL DUE	\$			
5	Fees	Amount of Fees		Doc 1	Doc 2		Agent	
		Recording Charge	\$20.00	\$20.00				
		Surcharge	\$40.00	\$40.00			Tax Bill	
		State Recordation Tax	\$2,975.00	\$				
		State Transfer Tax	\$2,124.50	\$			C B Credit	
		County Transfer Tax	\$4,249.00	\$				
		Other	\$	\$			Ag Tax/Other	
		Other	\$	\$				
6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No.(1)	Grantor Liber/Folio	Map	Parcel No.	Var. Log	
			01-000-04371500	/			☐ (5)	
		Subdivision Name		Lot (3a)	Block (3b)	SectAR(3c)	Plat Ref.	SqFt/Acreage(4)
		Idewild Farm		2				
		Location/Address of Property Being Conveyed (2)						
		803 Antietam Drive, Davidsonville, MD 21035						
		Other Property Identifiers (if applicable)					Water meter Account	
		Residential ☒ or Non-Residential ☐		Fee Simple ☒ Ground Rent ☐ Amount				
		Partial Conveyance ☐ Yes ☒ No		Description/Amt. Of SqFt/Acreage Transferred:				
	If Partial Conveyance, List Improvements Conveyed-							
7	Transferred From	Grantor(s) Name(s)			Doc 2 - Grantor(s) Name(s)			
		John D. Newell Trustee			Kyle Martin Jones			
					Lindsay Peery Jones			
		Doc 1 - Owner(s) of Record, if Different from Grantor(s)			Doc 2 - Owner(s) of Record, if Different from Grantor(s)			
8	Transferred To	Doc 1 Grantee(s) Name(s)			Doc 2 - Grantee(s) Name(s)			
		Kyle Martin Jones			David Silverman			
		Lindsay Peery Jones						
		New Owner's (Grantee) Mailing Address						
	803 Antietam Drive, Davidsonville, MD 21035							
9	Other Names to Be Indexed	Doc 1 - Additional Names to be indexed (Optional)			Doc 2 - Additional Names to be indexed (Optional)			
					NFM, Inc. DBA NFM Lending			
10	Contact/Mail information	Instrument Submitted By or Contact Person					☐ Return to Contact Person	
		Name: Diane Meyer					☐ Hold for Pickup	
		Firm: Sage Title Group, LLC						
		Address: 183 Harry S. Truman Parkway, Suite 116 Annapolis, MD 21401					☒ Return Address Provided	
		Phone-: 410-266-7566						
11	IMPORTANT BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER							
	Assessment Information	☒ Yes ☐ No Will the property being conveyed be the grantee's principal						
		☐ Yes ☒ No Does transfer include personal property? If yes, identify						
		☐ Yes ☒ No Was property surveyed? If yes, attach copy of survey (if recorded no copy required)						
	Assessment Use Only - Do Not Write Below This Line							
	☐ Terminal Verification		☐ Agricultural		☐ Whole ☐ Part		☐ Tran Process Verification	
	Transfer Number:		Date Received:		Deed Reference:		Assigned Property No.	
	Year		Geo	Map	Sub	Block		
	Land		Zoning	Grid	Plat	Lot		
	Buildings		Use	Parcel	Section	Doc Od.		
	Total		Town Cd.	Ex. St.	Ex. Cd.			
	REMARKS:							
	Grantor's Mailing Address:							
	803 Antietam Drive							
	Davidsonville, MD 21035							



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 25, 20025

RE: Martin Kyle Jones
803 Antietam Drive
Davidsonville, MD 21035

NUMBER: 2025-0164-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow an accessory structure (garage/pole barn) with less setbacks than required and in front yard of a nonwaterfront lot.

The Health Department has reviewed the on-site sewage disposal and well water supply system for the above referenced property. The Health Department has determined that the proposed request does not adversely affect the on-site sewage disposal and well water supply systems. 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

2025-0164-V

Menu Cancel Help

Task Details I and P Engineering

Assigned Date
08/22/2025

Assigned to
Natalie Norberg

Current Status
Complete w/ Comments

Action By
Natalie Norberg

Comments
1. Hatch the steep slopes. Show and label the slope buffer.
2. Provide a vicinity map.
3. Provide the year of the topo and where it was acquired.
4. Show any existing and proposed stormwater management devices.
5. Label the septic drywells and show/label the reserve septic drywells.
6. Label the width of the sidewalk and driveway.
7. Label Antietam Drive as either public or private.
8. Label and dimension the 30-foot right-of-way and identify if it's public or private.

End Time

Due Date
09/08/2025

Assigned to Department
Engineering

Status Date
09/08/2025

Overtime
No

Start Time

Billable
No

Time Tracking Start Date

In Possession Time (hrs)

Estimated Hours
0.0

Comment Display in ACA
☒ All ACA Users
☒ Record Creator
☒ Licensed Professional
☒ Contact
☒ Owner

Hours Spent
0.0

Action by Department
Engineering

Est. Completion Date
☐ Display E-mail Address in ACA
☒ Display Comment in ACA

Task Specific Information

Expiration Date	Review Notes	Reviewer Name Natalie Norberg
Reviewer Phone Number	Reviewer Email ipnorb81@aacounty.org	



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

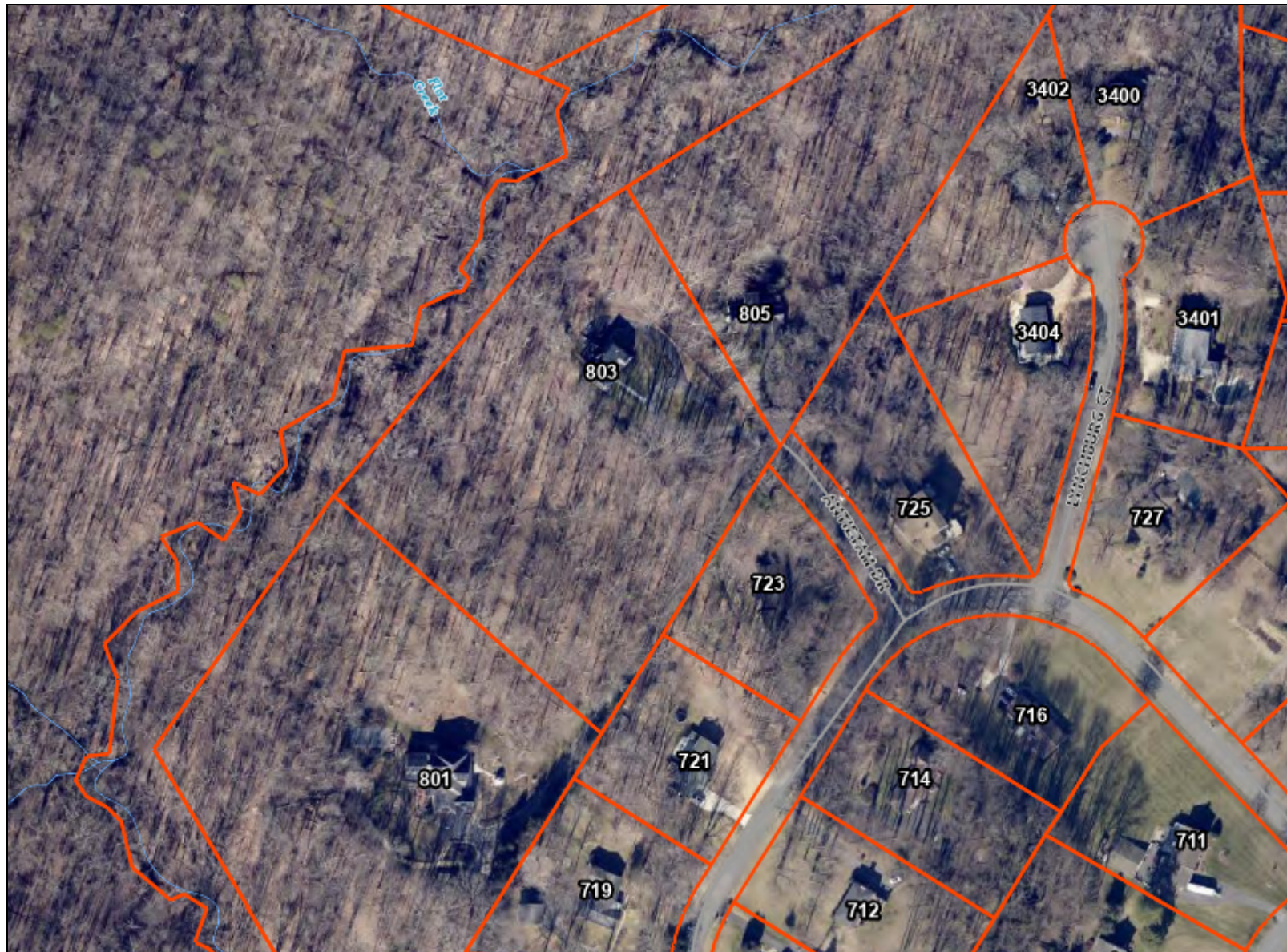
The Department of Recreation and Parks has reviewed the above plans to determine if there may be impacts to the Anne Arundel County Green Infrastructure Network, parks, and trails. Please note our recommendations according to those findings below.

- 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

Map Title



Legend

Foundation

Addressing



Parcels



Parcels - Annapolis City



Streets



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.

none



0 250 500
ft



THIS MAP IS NOT TO BE
USED FOR NAVIGATION

Notes