

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

APPLICANT: James Griffie & Paula Griffie

ASSESSMENT DISTRICT: 4

CASE NUMBER: 2025-0169-V

COUNCIL DISTRICT: 4

HEARING DATE: November 4, 2025

PREPARED BY: Jennifer Lechner
Planner



REQUEST

The applicants are requesting a variance to allow a dwelling addition (screened porch and patio) with less setbacks than required on property located at 910 Skyhill Lane in Odenton.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of 7,040 square feet of land and is located with frontage on the northeast side of Skyhill Lane. It is identified as Lot 14 in Phase I of the Chapel Village subdivision, Parcel 98 in Grid 17 on Tax Map 29. The property is zoned R5 – Residential District, and does not lie within the Chesapeake Bay Critical Area. It is improved with a two-story single-family dwelling, an attached garage, and other associated facilities.

PROPOSAL

The applicants propose to replace the existing irregularly shaped deck (approximately 16' x 27') with a screened porch (16' x 16').

REQUESTED VARIANCES

§ 18-4-701 of the Anne Arundel County Zoning Ordinance provides that a principal structure in an R5 District shall be set back a minimum of fifteen feet from the rear lot line. While an open deck may encroach into the minimum rear setback¹, a screened porch addition may not. Because the proposed addition would be constructed as close as ten feet to the rear lot line, a variance of five feet is required.

FINDINGS

The subject property is rectangular in shape and oversized for lots served by public sewer in the R5 District with regard to the minimum lot size of 5,000 square feet and the minimum lot width of 50 feet. A review of the County aerial photography shows that the subject lot and its two neighbors abut the side lot lines of the properties to the north. As a result, while similar in area to

¹ Per § 18-2-301(d), an open deck attached to a dwelling unit may project no more than 10 feet into a rear setback so long as the deck is located at least three feet from the lot line.

the abutting lots, the lots on the end of the block have small backyards. In addition, the three dwellings on the end of the block are not oriented in the same direction, creating an irregular pattern of development.

Building permit B02438314, to demo the existing deck and to construct a screened porch with steps to grade, was submitted on July 7, 2025. Variance approval is required prior to the permit being issued.

Agency Comments

The **Health Department** noted that the property is served by public water and sewer facilities, and has no objection to the request.

Variance Criteria

For the granting of a variance, a determination must be made as to whether, because of certain unique physical conditions peculiar to and inherent in the particular lot, or because of exceptional circumstances other than financial considerations, strict implementation of the Code would result in practical difficulties or an unnecessary hardship.

In this particular case, the subject property is constrained by the configuration of the lot and the placement of the dwelling. While the applicants could build a smaller screened porch which would meet the required setback, it may not be a very functional space. In addition, the proposed screened porch would be a similar distance to the northern lot line as is the dwelling to the east (2310 Golden Chapel Road). Because the screened porch would be in the same location as the existing deck, the granting of a variance to construct a screened porch addition would not alter the essential character of the neighborhood or district in which the lot is located, would not substantially impair the appropriate use or development of adjacent property, nor would it be detrimental to the public welfare.

RECOMMENDATION

Based upon the standards set forth in § 18-16-305 of the Code under which a variance may be granted, this Office recommends **approval** of the requested variance to § 18-4-701 to allow a dwelling addition with less setbacks than required.

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.

FLOOD PLAIN NOTE

THIS LOT LIES WITHIN ZONE "C"
(AREA OF MINIMAL FLOODING)
AS DETERMINED BY (F.E.M.A.)
FEDERAL EMERGENCY MANAGEMENT
AGENCY. COMMUNITY PANEL NO.

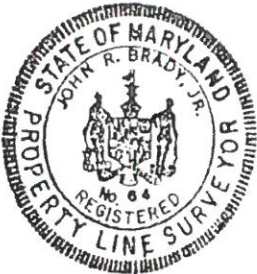
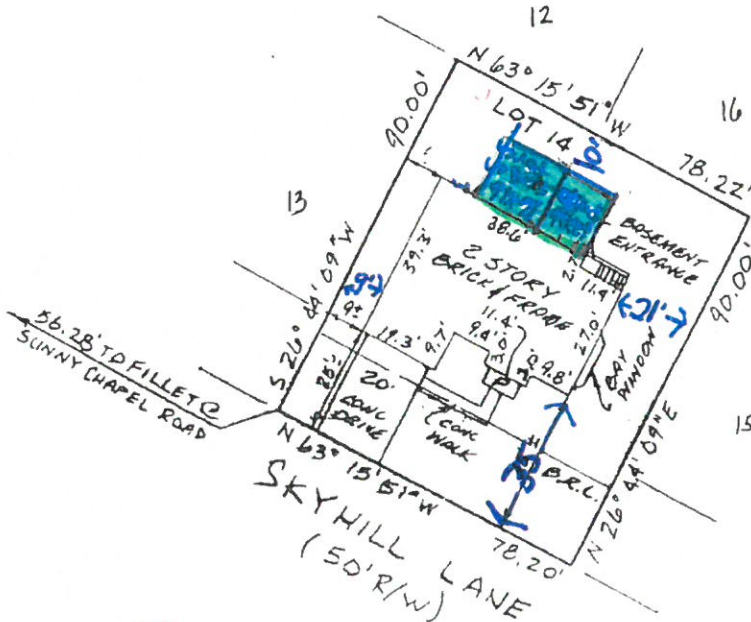
REINSPECTED, REVISED, AND RECERTIFIED
ON 4-14-94.

John R. Brady Jr. 4/14/94
JOHN R. BRADY JR. DATE
PROPERTY LINE SURVEYOR NO. 64

2400080025C EFFECTIVE

MAY 2, 1983

Date



*This survey was prepared with
benefit of a title report*

910 INDICATES HOUSE NUMBER
"FINAL"

LOT 14 CHAPEL VILLAGE PHASE I
4TH DISTRICT ANNE ARUNDEL CO., MD.

I hereby certify that improvements are
located as shown hereon and to the best
of my information, professional know-
ledge and belief, there are no encroach-
ments except as shown.

John R. Brady Jr. 1/14/94
JOHN R. BRADY JR. Date
PROPERTY LINE SURVEYOR NO. 64

Plat Recorded in Plat Book No. 118
Page No. 29 Plat No. 4203

THIS PLAT IS NOT INTENDED TO BE USED FOR
THE PURPOSE OF ESTABLISHING PROPERTY LINES

JOHN E. HARMS, JR. AND ASSOCIATES

Consulting Engineers - Planners - Land Surveyors
GOVERNOR RITCHIE HIGHWAY
P.O. BOX 5, PASADENA, MARYLAND 21122
1" = 40'

DRAWN BY: B.S.B.



Long Creek Construction, Ltd.

14207 Annapolis Rd. Bowie, MD 20720

301.860.1027 (Office) 301.852.8237 (Cell)

MHIC #129026 VA #2705189765 WDC #420214000157

8/18/2025

Property Owner

James Griffie
910 Skyhill Ln.
Odenton, MD 2113

Contractor/Applicant

Long Creek Construction
Wyron Morales
14207 Old Annapolis Rd. Bowie, MD 20720
info@longcreekconstruction.com
301-306-1028

Tax ID# 900663119

Building permit: B02438314

Scope of work: Build 16x16 Screen Porch

Request for a variance to remove the existing deck and to replace it with a 16x16 screen porch. The property is in the R5 zone, which limits the size of the screen porch to a setback of 25' in front, 15' in rear, and 7' on the side. To build the 16x16 screen porch, the rear setback will need an additional 5' from the rear property line to accommodate the project. The front and side setback requirements have been met.

Granting this variance will not alter the essential characteristics of the neighborhood, impair the use or development of neighboring properties, nor reduce forest coverage. The current condition of the rear of the home is grass covered with no trees or shrubs. The screen porch will not obstruct views of neighbors, nor prevent neighboring homeowners from building on their property.

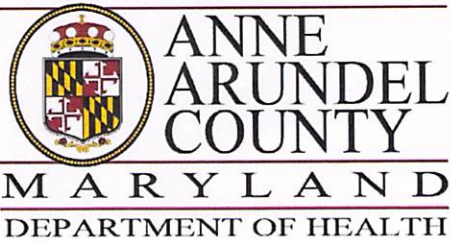
Kind regards,

Wyron Morales, Applicant









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
910 Skyhill Lane
Odenton, MD 21113

NUMBER: 2025-0169-V

SUBJECT: Variance/Special Exception/Rezoning

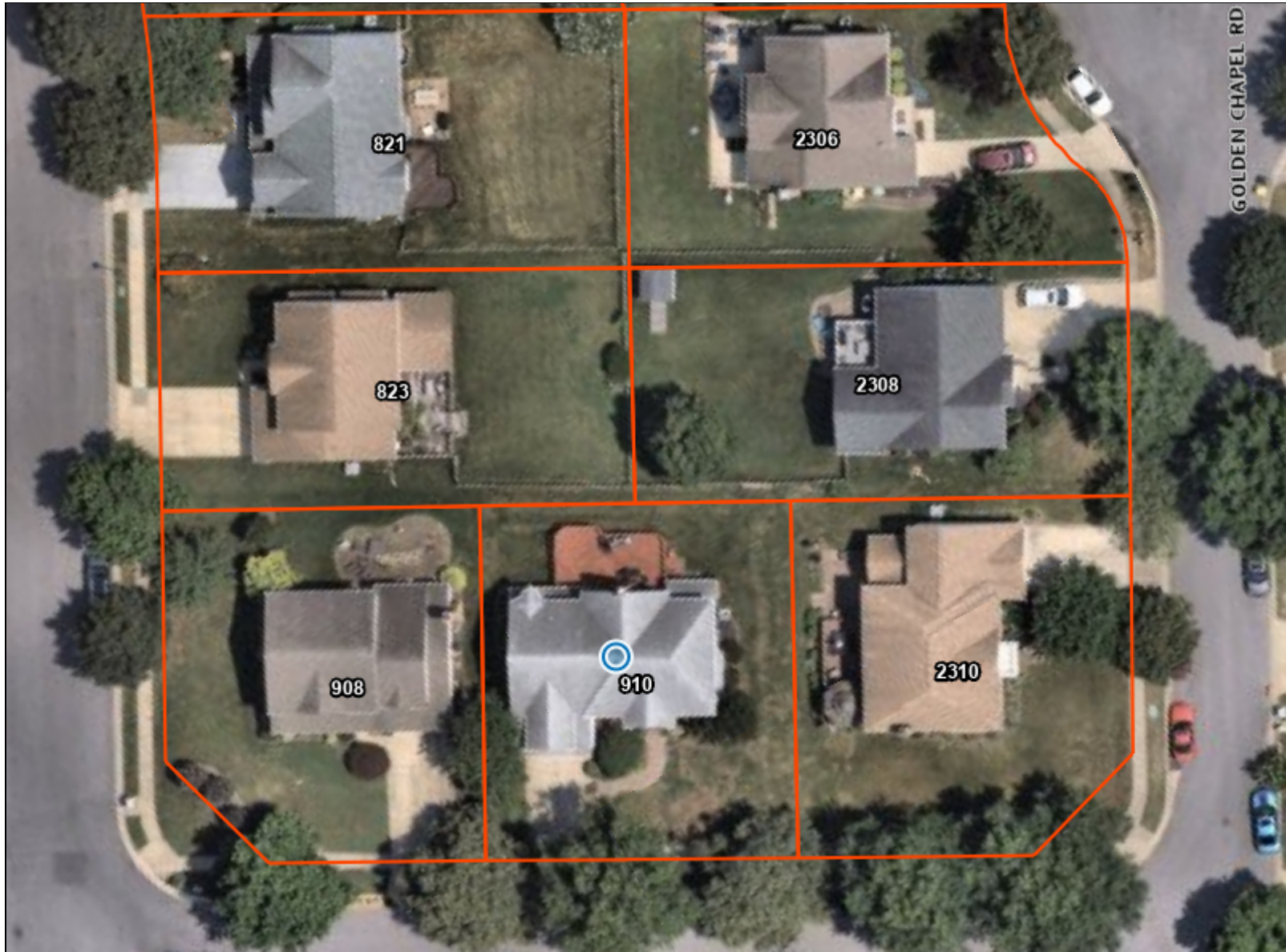
The Health Department has reviewed the above referenced variance to allow a dwelling addition (screened porch and patio) with less setbacks than required.

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

910 Skyhill Lane (2025-0169-V)



Legend

Foundation

Addressing



Parcels



Parcels - Annapolis City



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.

Nearmap

0 50 100
ft



THIS MAP IS NOT TO BE
USED FOR NAVIGATION

Notes