



303 Najoles Road - Suite 114
Millersville, MD 21108

Phone: 410-987-6901
Fax: 410-987-0589

September 19, 2025

Ms. Sterling Seay
Anne Arundel County
Office of Planning and Zoning
2664 Riva Road
Annapolis MD 21401

**Re: Glen Burnie Heights
Block PP, Lots 36-37
Variance Application**

Dear Ms. Seay,

Please accept this as our formal variance request to the Zoning Regulations on behalf of our client. The variance requests are to Article 18, Section 4 – 701 of the R-5 Bulk Regulation of:

Lots 36-37:

1. A variance of 5' to the required 20' front lot line setback
2. A variance of 21' to the required 35' setback to a principal arterial or higher classification road.

We are requesting this variance to allow for existing lots to be developable based on the restrictive nature of the setbacks.

The proposed house is two-story with a habitable attic. The habitable attic is built into the trusses, like an older Cape Cod style home, where the house will have a two-story elevation from the road, but there will be a partial third floor with a house height of 28'+/-. The footprint of the home is 780 square feet, modest in sized based on the small nature of the lot. Due to the lot size and house size, the proposed house provides for a great opportunity to provide affordable housing in the county. There is a sound wall along route 100 in this area to shield the proposed house from the noise of route 100 and also provide an extra buffer to the houses. The house will be set back roughly 60' from the exit lane.

Explanation as required by Article 18, Section 16-305(a)

We believe the granting of this variance is warranted because of the unique physical conditions of the lots. Specifically, the lot is undersized for their zoning designation at 2,610 square feet, well under the 5,000 square foot requirements of the bulk regulations. In addition, Lots 36 & 37 are undersized in width at only 40', well under the 50' requirement in the bulk regulations. These lots were platted well before

bulk regulations and further hindered by the construction of Route 100 necessitating a 35' setback while also leaving behind uniquely shaped and undersized lots.

Explanation as required by Article 18, Section 16-305(c)

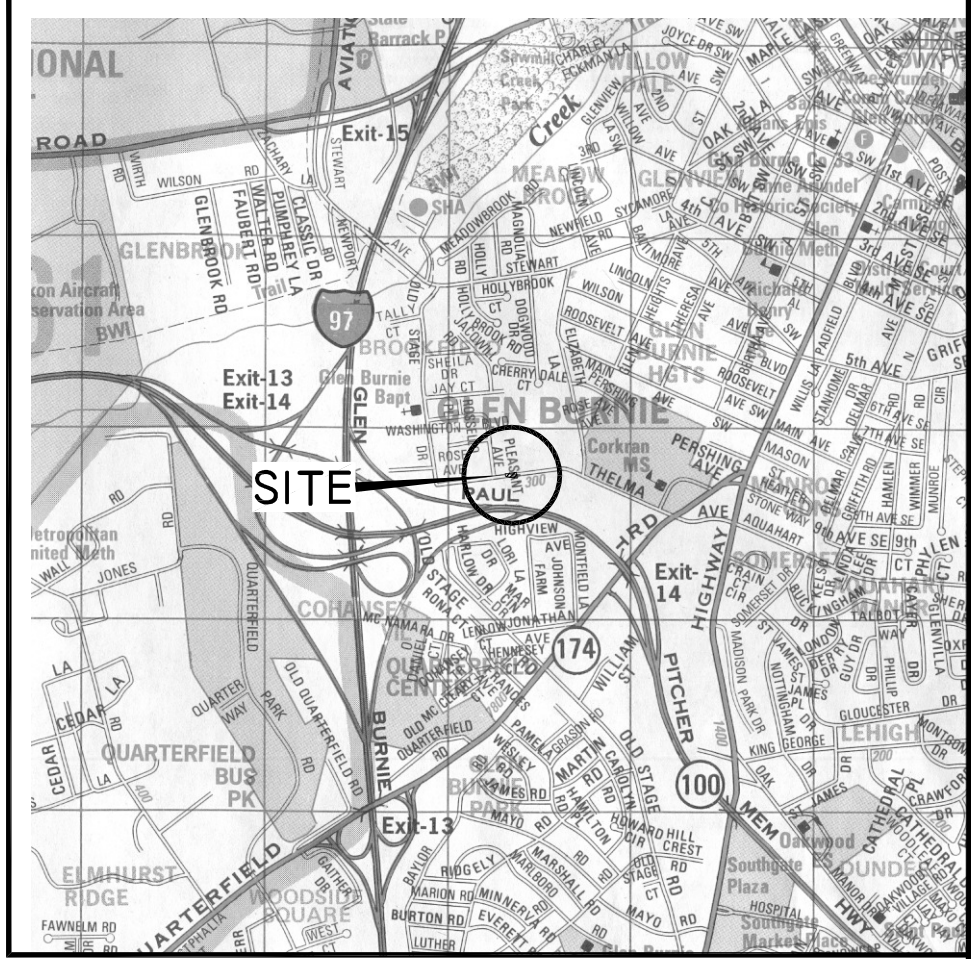
We believe the granting of these variances are warranted because the requested variance is the minimal necessary to afford relief based upon the size of the lot and the unique physical conditions. Due to the building restriction lines of the bulk regulations, there is no reasonable buildable area on the lots without the approval of a variance. The building envelope is on 242square feet and triangular in shape. The proposed house is modest in size where the foundation will be 18' from the accessible right of way allowing for off street parking, this is similar to a cluster subdivision under the same bulk regulations. The variance allowing 15' is so the house can have a stoop and steps as typical of a single-family home, this is allowed in new cluster developments without the need of a variance. The granting of this variance will not alter the character of the neighborhood as the proposed house will have a typical 2-story elevation from the road and is typical of R5 development. This variance will not impair the appropriate use or development of the surrounding property as it will not deny access or the possibility to build on neighboring lots and the proposed house will not affect the street view of any other properties. The granting of this variance will not be detrimental to the welfare of the public. In addition, stormwater management will be provided with the new home

If you have any questions or need any additional information, please feel free to contact me at your convenience.

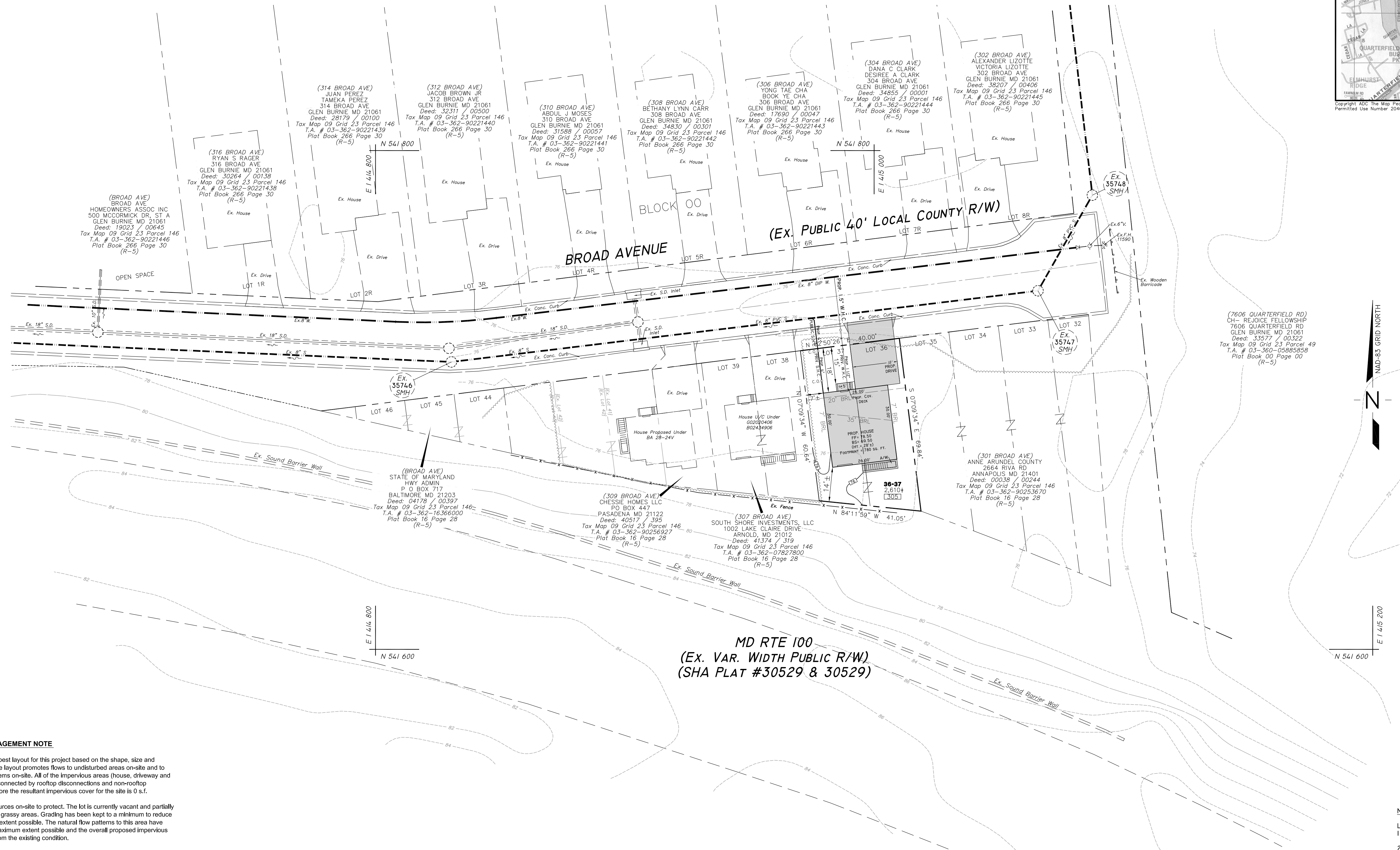
Thank you,

Matthew R. Seiss

Matthew R. Seiss, P.E.



VICINITY MAP
SCALE: 1" = 2,000'
ADC MAP # 7 GRID: H-4



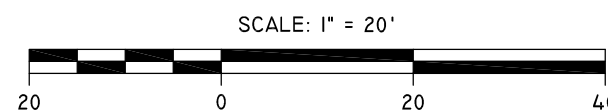
STORM WATER MANAGEMENT NOTE

The proposed plan is the best layout for this project based on the shape, size and topography of the site. The layout promotes flows to undisturbed areas on-site and to Natural Conveyance Systems on-site. All of the impervious areas (house, driveway and walkways) have been disconnected by rooftop disconnections and non-rooftop disconnections and therefore the resultant impervious cover for the site is 0 s.f.

There are no natural resources on-site to protect. The lot is currently vacant and partially wooded with interspersed grassy areas. Grading has been kept to a minimum to reduce the LOD to the maximum extent possible. The natural flow patterns to this area have been maintained to the maximum extent possible and the overall proposed impervious area has been reduced from the existing condition.

SWM CRITERIA

1. Water Quality, Recharge Volume and Channel Protection Volume has been provided by using rooftop disconnections and a non-rooftop disconnection.
 2. Overbank flood Protection Volume has been met as the site outfalls directly to Broad Avenue and an Anne Arundel County Storm Drain System.
 3. Extreme Flood Protection Volume is not required as the site has an adequate site outfall and the downstream channel is in stable condition.
- Sediment Control has been provided so as to completely protect the natural areas.



OWNER/DEVELOPER
CHESSIE HOMES LLC
PO BOX 447
HEIGHTS PKY
PASADENA MD 21122
CHESSIEHOMESLLC@GMAIL.COM

DEED: 40517 / 395

#	REVISIONS:	APPROVED BY:	DATE:

ANAREX, INC
CIVIL ENGINEERING SERVICES
LAND SURVEYING
303 Najoles Road - Suite 114
Millersville, MD 21108-2512
Phone: 410-987-6901
www.anarex.com

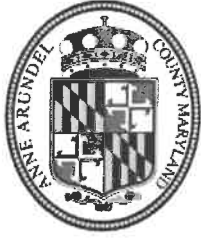
NATURE OF VARIANCE:

- LOTS 36 & 37:
1. A ZONING VARIANCE TO ARTICLE 18-4-701 OF 5' TO THE REQUIRED 20' FRONT LOT LINE SETBACK.
 2. A ZONING VARIANCE TO ARTICLE 18-4-701 OF 21' TO THE REQUIRED 35' SETBACK TO A PRINCIPAL ARTERIAL OR HIGHER CLASSIFICATION ROAD.

SHEET 1 OF 1 VARIANCE PLAN

GLEN BURNIE HEIGHTS Section PP, Lots 36-37

SUBDIVISION #S2023-____ PROJECT #P2023-00____-00NM
TAX MAP 09 GRID 23 PARCEL 146 TAX ACCOUNT #03-362-31632100
305 BROAD AVENUE, GLEN BURNIE,
3RD ASSESSMENT DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND 21061
SCALE: 1" = 20' DATE: SEPTEMBER, 2025



OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE

PRE-FILE #: 2025-0063-P
DATE: 07/03/2025
OPZ STAFF: Jennifer Lechner
I&P STAFF: Natalie Norberg

APPLICANT/REPRESENTATIVE: Chessie Homes LLC / Anarex, Inc.

EMAIL: chessiehomesllc@gmail.com / matt@anarex.com

SITE LOCATION: 305 Broad Ave, Glen Burnie

LOT SIZE: 2,610 SF

ZONING: R5 **CA DESIGNATION:** N/A **BMA:** N/A **BUFFER:** N/A **APPLICATION TYPE:** Variance

The applicant is proposing to construct a new two-story single-family dwelling (footprint area of 832sqft) with a habitable attic.

Variances are required to § 18-4-701 to allow a principal structure to be less than 20 feet to the front lot line and less than 35 feet to a principal arterial or higher classification road.

Bill 72-24, effective July 1, 2025, modified the bulk regulations for dwellings in the R5 District:

Minimum lot size, if served by public sewer = 5,000 square feet

Maximum coverage by structures = 65% of gross area

Minimum width at front building restriction line = 50 feet

Minimum setbacks for principal structures:

Front lot line = 20 feet

Rear lot line = 15 feet

Side lot lines = 7 feet

Principal arterial or higher classification road = 35 feet

COMMENTS

Zoning Administration Section:

1. Revise the Letter of Explanation and the Administrative Site Plan to reflect the current bulk regulations.
2. Revise the Administrative Site Plan to indicate the distance from the proposed covered porch to the front property line to clarify the relief needed.
3. The applicant had been granted zoning variances for dwellings at 307 Broad Ave (BA 29-24V / 2024-0125-V) and 309 Broad Ave (BA 28-24V / 2024-0124-V) where they argued those dwellings (approved with footprint areas of 572sqft or less) were the minimum necessary. Those variances demonstrate that a smaller dwelling is feasible, which would reduce the relief needed on the subject property.
4. The applicant is encouraged to provide floor plans and/or architectural elevations (front, side and rear) to assist in the evaluation of any requested variance.
5. The applicants are reminded that, in order for the Administrative Hearing Officer to grant approval of the variances, the proposal must address and meet all of the applicable variance standards provided under Section 18-16-305. The Letter of Explanation should address each of those standards and provide adequate justification for each of the variances required.

I&P Engineering:

1. Note there is a required 455-foot setback from the site's property line to the edge of mainline pavement of

MD-100. A Modification for Article 17-6-110 will be required at Grading Permit.

2. Alternate methods of stormwater management may be required if the WQv cannot be met by Rooftop and Non-Rooftop Disconnections due to the size of the lot.

INFORMATION FOR THE APPLICANT

Section 18-16-301 (c) Burden of Proof. The applicant has the burden of proof, including the burden of going forward with the production of evidence and the burden of persuasion, on all questions of fact. The burden of persuasion is by a preponderance of the evidence.

A variance to the requirements of the County's Critical Area Program may only be granted if the Administrative Hearing Officer makes affirmative findings that the applicant has addressed all the requirements outlined in Article 18-16-305. Comments made on this form are intended to provide guidance and are not intended to represent support or approval of the variance request.

A preliminary plan checklist is required for development impacting environmentally sensitive areas and for all new single-family dwellings. A stormwater management plan that satisfies the requirements of the County Procedures Manual is required for development impacting environmentally sensitive areas OR disturbing 5,000 square feet or more. State mandates require a developer of land provide SWM to control new development runoff from the start of the development process.