

To Whom It May Concern,

I am writing to respectfully request a variance under Anne Arundel County Code §18-16-305 to permit the construction of an attached garage on our property, located in the Fox Chase neighborhood of Glen Burnie.

During the planning process, we encountered a significant challenge in meeting the front setback requirement due to the **irregular shape of our lot** and the **existing placement of the primary single-family structure**. The front property line follows a curve, while the rear property line cuts into the usable lot space in an unusual manner. These physical constraints make it **impractical to situate a garage within both the front and rear setbacks** in compliance with current zoning regulations.

Without this variance, there is **no reasonable way** to construct a garage that aligns with the character and standards of our neighborhood. There are several homes of the same model within Fox Chase that feature attached garages nearly identical in scale and design to our proposed plan. However, those lots do not face the same boundary constraints we do. Moreover, the **majority of homes in the neighborhood include garages**, making ours a reasonable request for compatibility and functionality.

Importantly, the proposed garage would **encroach approximately 5 feet** (including 1-foot overhang) **into the 18-foot front setback** and would **not infringe on any neighboring property lines**. It will remain more than **12 feet from the sidewalk**, providing ample buffer space and ensuring there is **no obstruction to visibility, traffic flow, or neighboring views**. In fact, the garage will contribute positively to the neighborhood by **providing enclosed storage for waste bins and vehicles**, reducing clutter and minimizing on-street parking along our narrow residential road.

We believe this request satisfies the criteria under §18-16-305:

- It addresses a **practical difficulty** caused by the unique shape and topography of our lot.
- It is **consistent with the character of our community**.
- It will result in **no adverse impact** to adjacent properties or the public interest.

We appreciate your time and consideration and are happy to provide further documentation, plans, or photographs to support this request.

Sincerely,

Nathan Ho & Holly Trakas
8011 Silver Fox Drive
Glen Burnie, MD 21061
443-261-6377
Ho.Nate6@gmail.com | Holly@Trakas.org

Additional Project Details:

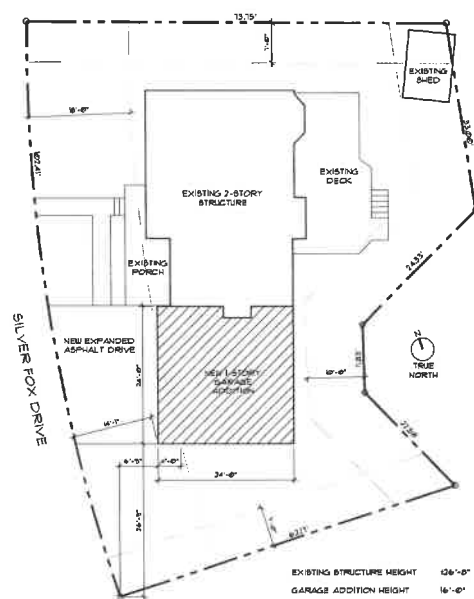
The proposed garage will measure 24 feet by 24 feet (576 square feet) with a height of approximately 16 feet from grade to roof peak. It will be attached to the existing two-story single-family dwelling (above grade living area of 1,906 square feet) on a 9,169 square foot lot. The proposed garage will abide by the rear (10 foot) and side (7 foot) setback requirements.

REVISIONS:	

PROJECT
2 CAR GARAGE
HO RESIDENCE

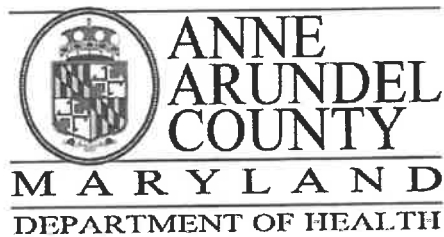
SHEET TITLE & SCALE
SITE PLAN
SCALE: 1" = 10'-0"

C-1



SITE PLAN






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: October 24, 2025

RE: Trakas Holly
8011 Silver Fox Drive
Glen Burnie, MD 21061

NUMBER: 2025-0207-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a dwelling addition (one-story garage) 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



14604 Elm Street, Upper Marlboro, MD 20772
Phone: (301) 888-1111 Fax: (301) 888-1114
www.duley.biz

INVOICE

Bill To: **HOME FIRST TITLE GROUP LLC**
PACKAGES@HOME1STTITLE.COM

Bill Date: **1/29/2024**

Case Number: **hf-24-2459**

Property Address: **8011 SILVER FOX DRIVE**
Glen Burnie, 21061

Amount Due: **\$285**

Duley File Number: **240411**

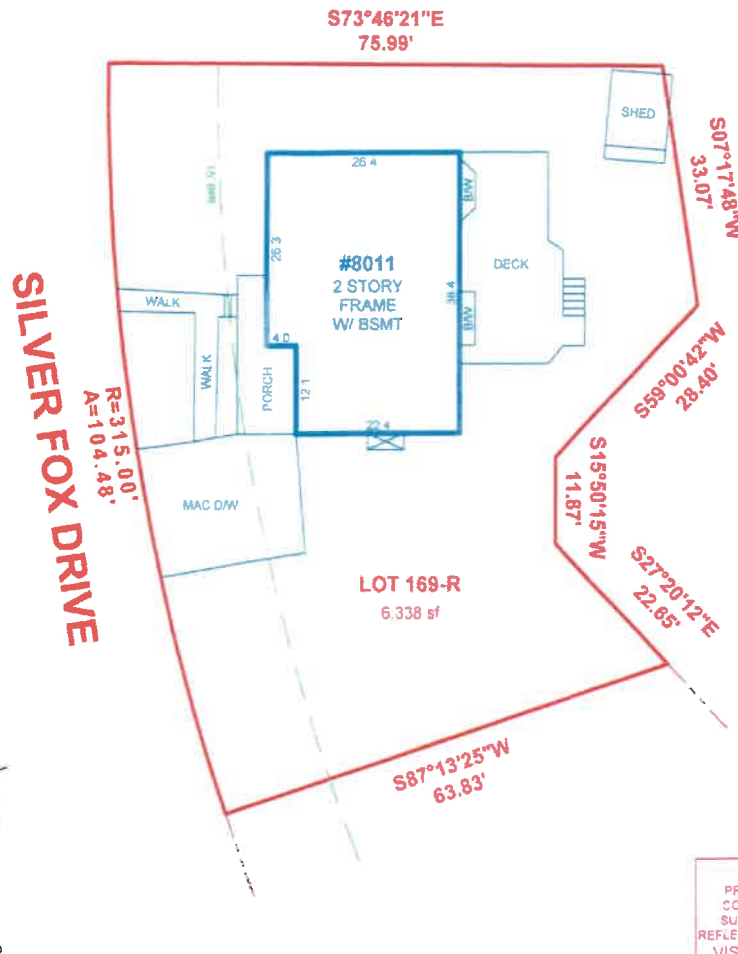
Notes:

Please indicate Duley File Number and property address in remitted payment.
Thank you for your business!

THIS DOCUMENT IS CERTIFIED TO:



CASE #: HF-24-2459



NOTE:
PROPERTY WAS SNOW
COVERED ON DATE OF
SURVEY. THIS DRAWING
REFLECTS ONLY THE EXISTING
VISIBLE IMPROVEMENTS

LOCATION DRAWING OF:

#8011 SILVER FOX DRIVE
LOT 169-R
SECTION THREE PHASE TWO
FOX CHASE

PLAT BOOK 144, PLAT 42
ANNE ARUNDEL COUNTY, MARYLAND

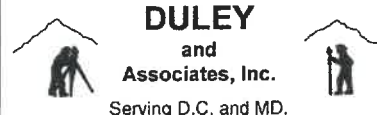
SCALE: 1"=20' DATE: 01-24-2024
DRAWN BY: AP FILE #: 240411-607

LEGEND:

FENCE
B/E - BASEMENT ENTRANCE
B/W - BAY WINDOW
BR - BRICK
BRL - BLDG. RESTRICTION LINE
BSMT - BASEMENT
CS - CONCRETE STOOP
CONC - CONCRETE
D/W - DRIVEWAY
EX - EXISTING
FR - FRAME
MAC - MACADAM
N/F - NOW OR FORMERLY
OH - OVERHANG
PUE - PUBLIC UTILITY ESMT.
PIE - PUBLIC IMPROVEMENT ESMT.

COLOR KEY:
SHEDS - IMPROVEMENTS
GREEN - EASEMENTS & RESTRICTION LINES

A Land Surveying Company



DULEY
and
Associates, Inc.
Serving D.C. and MD.
14604 Elm Street, Upper Marlboro, MD 20772
Phone: 301-888-1111 Fax: 301-888-1114
Email: orders@duley.biz On the web: www.duley.biz



SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED HEREIN AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 12 CHAPTER 08.13 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCES, BUILDING, OR OTHER IMPROVEMENTS. THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING OR REFINANCING. THE LEVEL OF ACCURACY FOR THIS DRAWING IS 1". NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THIS COMPANY. SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS OF RECORD. BUILDING RESTRICTION LINES AND EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY. IMPROVEMENTS WHICH IN THE SURVEYOR'S OPINION APPEAR TO BE IN A STATE OF DISREPAIR OR MAY BE CONSIDERED "TEMPORARY" MAY NOT BE SHOWN. IF IT APPEARS ENCROACHMENTS MAY EXIST, A BOUNDARY SURVEY IS RECOMMENDED.

DULEY & ASSOC.
WILL GIVE YOU A 100% FULL CREDIT TOWARDS UPGRADING THIS SURVEY TO A "BOUNDARY/STAKE" SURVEY FOR ONE YEAR FROM THE DATE OF THIS SURVEY.
(EXCLUDING D.C. & BALT CITY)