

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

**APPLICANT:** Elizabeth D. and Steven M. Giddens

**ASSESSMENT DISTRICT:** 3

**CASE NUMBER:** 2025-0159-V

**COUNCILMANIC DISTRICT:** 3

**HEARING DATE:** November 18, 2025

**PREPARED BY:** Joan A. Jenkins  
Planner III

**REQUEST**

The applicants are requesting a variance to allow a dwelling addition (shed within three feet of the principal structure) with less setbacks than required on property located at 8044 Stone Haven Drive in Glen Burnie.

**LOCATION AND DESCRIPTION OF SITE**

The subject property has an area of approximately 16,837 square feet and is located with road frontage on the south side of Stone Haven Drive, east of Opel Road. The site is identified as Lot 16 on Tax Map 16, Grid 6, Parcel 324 in Section 3, Block H of the Stone Haven subdivision. This property is zoned R2-Residential District, is waterfront on Stony Creek, and is in the Critical Area primarily designated as LDA - limited development area with a portion near the shoreline designated as RCA - Resource Conservation Area. The shoreline is mapped as a buffer modified area. The lot is currently improved with a two-story single-family detached dwelling, a driveway, and the beginning construction of the subject shed. The property is served by public water and sewer.

**PROPOSAL**

The applicants are proposing to construct a shed within the side yard 1.5 feet from an existing dwelling.

**REQUESTED VARIANCE**

§18-4-601 of the Anne Arundel County Code requires that a principal structure in an R2 District shall be set back a minimum of seven feet from the side lot line. The applicant has begun construction on a shed that will be located within three feet of the existing dwelling (6 feet wide by 8 feet deep by 10 feet high)<sup>1</sup>. Per § 18-2-204(a) a structure located within three feet of a principal structure is not an accessory structure. The shed will be located 2.5 feet from the

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<sup>1</sup> The letter of explanation, which indicates an 8' x 12' shed, was written prior to a revision to the site plan. The site plan dimensions and distances will prevail.

eastern side lot line therefore being part of the principal structure for zoning purposes. As such, a variance of five feet is required.

## **FINDINGS**

This Office notes that the subject property is a trapezoid-shaped lot that exceeds the minimum lot area of 10,000 square feet for a lot served by public sewer and the minimum width requirement of 70 feet for a lot in the R2 District. The existing dwelling was constructed in 2005 according to state tax assessment records.

A review of the County aerial photograph from 2025 shows a waterfront subdivision with various sized homes built on varying sized lots. Most of the homes are built nearer to the road than the water and span a majority of the width of their lot.

The existing critical area lot coverage is 3,434 square feet. With the 48 square foot shed addition the proposed coverage will increase to 3,482 square feet which is less than the maximum critical area lot coverage (5,308 sq ft) allowed by Code.

The property was the subject of a prior variance case 2007-0065-V which granted approval to disturb the expanded buffer and steep slopes to perfect and complete construction of a two-level deck addition with conditions. One of the conditions was that no further expansion of the dwelling or accessory structures are allowed. The building permit (B02233082) specifically calls out 'No lower deck', however, the permit has never had a final inspection.

This Office found one variance nearby relating to side lot lines. The property at 8043 Stone Haven Drive was granted a variance in case 2014-0027-V, to construct a porch with less setbacks from the side lot line.

In the letter of explanation the applicant writes that the shed is necessary to increase the storage space on the property and that the location was chosen to reduce the risk of theft as the shed will be behind the fence.

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

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 outside of the Network and consistent with the spirit of the Green Infrastructure Master Plan.

Properties within the neighborhood appear to have been developed within the confines of the Code and meet the setback requirements. Therefore, approval of the variance may alter the essential character of the neighborhood and could set a precedent. Approval of the variance will not impair the appropriate use or development of the adjoining property to the east as it is already developed. There is a fence along the east side lot line which would restrict the space during construction and maintenance to the subject property, however, less than three feet of

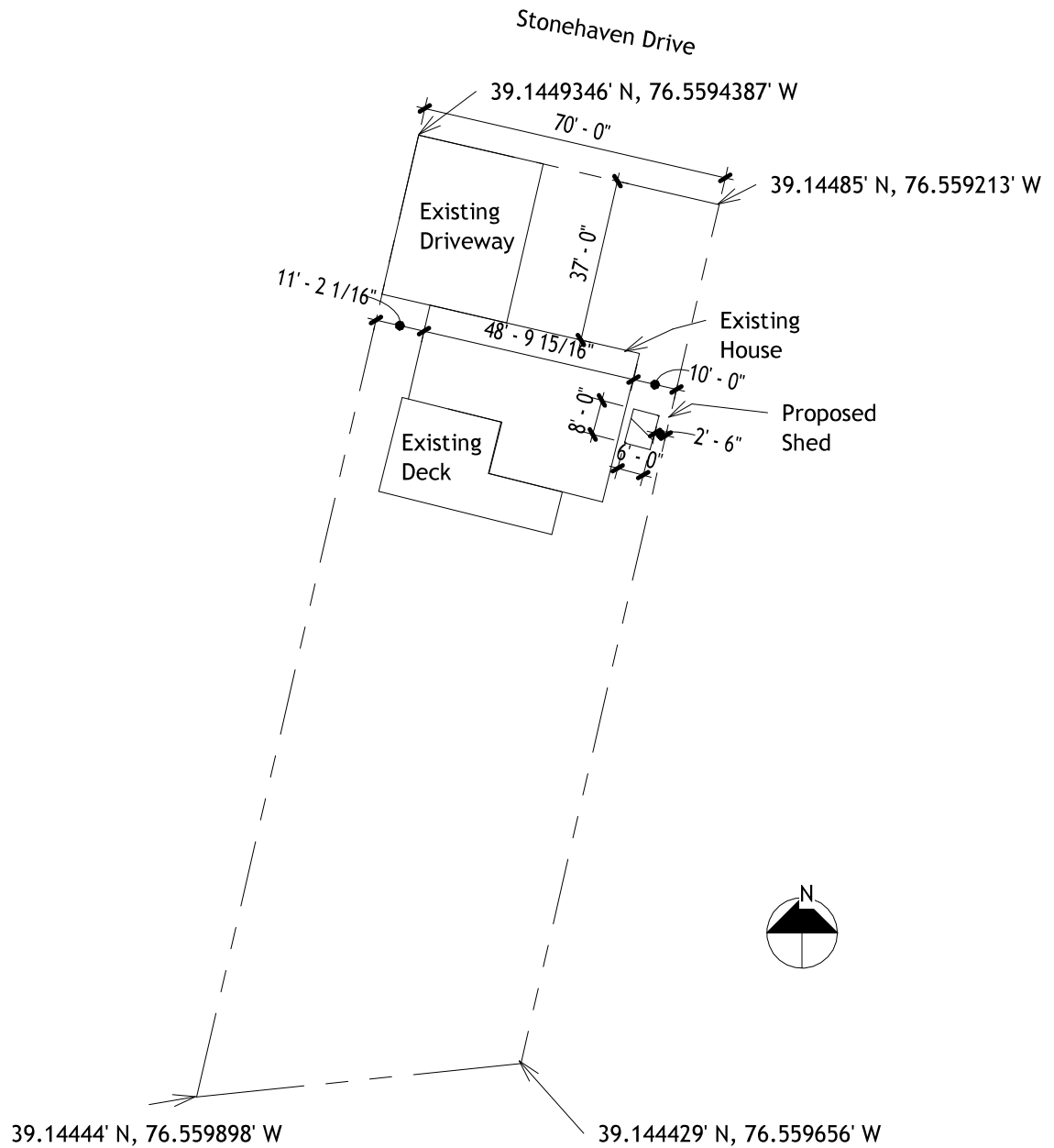
setback is typically not considered adequate space for construction and maintenance on the property. The variance will not be contrary to acceptable clearing and replanting practices and will not be detrimental to the public welfare.

The standard for granting a variance is whether strict compliance of the zoning ordinance regulations would result in "practical difficulty or unnecessary hardship". Variances should only be granted if in strict harmony with the spirit and intent of the zoning regulations and only in such a manner as to grant relief without substantial injury to the public health, safety and general welfare. The need sufficient to justify a variance must be substantial and urgent and not merely for the convenience of the applicant. The property is not oddly shaped and is of sufficient size for the zoning district. Denial of the variance will not cause practical difficulty or unwarranted hardship in the use of the property which has been developed as a residential use. The west side yard has more space and would require less of a variance if the shed were placed on that side, especially if it were butted against the house. Therefore, the requested variance is not considered the minimum variance necessary to afford relief.

### **RECOMMENDATION**

With regard to the standards by which a variance may be granted as set forth under § 18-16-305 of the County Code, the Office of Planning and Zoning recommends ***denial*** of the variance request to §18-4-601 of five feet to the eastern side lot line setback to construct a shed within three feet of the dwelling as shown 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.



① Site Plan  
1" = 40'-0"



[www.autodesk.com/revit](http://www.autodesk.com/revit)

Aries Giddens

Proposed Shed

Site Plan

Project number 1

Date 8/26/2025

Drawn by Arsin Giddens

Checked by Checker

C101

Scale 1" = 40'-0"

#### Letter of explanation for variance application

This variance application letter is being written for the contended construction of a shed at the address 8044 stone haven drive. The chosen location is the only one that reduces the risk of theft (in the backyard behind the fence ) and avoids the risk of flooding. The 8 by 12 shed is being built to increase the storage space on the property. The construction began before the critical area guidelines were updated to include all sheds including those that were under 150 sq ft that otherwise would not have required a permit. As soon as I heard that the permit guidelines have changed I have halted construction.

The details of the shed are as follows the shed will be 8 by 12 feet and 10 feet tall. The shed will be 2 ½ feet from the property line and 4 feet from the house this is to allow access to the air conditioning unit.the sub floor has already been installed because i was under the impression that no permits were required for sheds under 150 sq ft.

Aries Giddens

To the Permit Office of Anne Arundel County,

This letter is to let you know that my husband, Steven Giddens, and I, Elizabeth Giddens have given our son, Aries Giddens, permission to build a small shed on our property. Our property is located at 8044 Stone Haven Drive. Our son is responsible for filing the permit and building the shed. We have decided to allow him to build a shed so that he will have a place to store his tools and my husband can have back the space in the garage. It is a great solution for everyone. Thanks in advance for your consideration in this matter. If you have any further questions please don't hesitate to reach out.

Sincerely,

Elizabeth Giddens

(804) 695-7149

[Liz\\_Giddens@hotmail.com](mailto:Liz_Giddens@hotmail.com)

The proposed construction is a shed that is 96 sq ft. The property is residential at the address 8044 stone haven drive glen burnie 21060. The sq footage of the roof of the building currently on the property is 2220 sq ft. the area of the current driveway is 1214 sq ft the total and existing proposed impervious coverage is 3554 sq ft the proposed is 96 sq ft. the area around the trees on the property include a black cherry tree and some some old growth trees at the base of the hill that im unable to identify due to there hight but i assume they are native. A highly invasive Bamboo is also on the property.

# CRITICAL AREA REPORT WORKSHEET TO ACCOMPANY THE SITE PLAN

Permit Number \_\_\_\_\_

Total Site Area 16988.4 Square Feet (1 Acre = 43,560 Square Feet)

Total Wooded Area \_\_\_\_\_ Square Feet- 'Wooded' MEANS A BIOLOGICAL COMMUNITY DOMINATED BY TREES AND OTHER WOODY PLANTS (SHRUBS AND UNDERGROWTH), INCLUDING FORESTS THAT HAVE BEEN CUT BUT NOT CLEARED.

\* Please Indicate Square Footage of Woodland Removed for the following:

- |                                  |  |
|----------------------------------|--|
| 1. House _____ Sq. Ft.           | 5. Accessory Structure _____ Sq. Ft.                                 |
| 2. Septic or sewer _____ Sq. Ft. | 6. Additions _____ Sq. Ft.   |
| 3. Well _____ Sq. Ft.            | 7. Storm Water Management _____ Sq. Ft.                              |
| 4. Driveway _____ Sq. Ft.        | 8. Other Clearing: work area; access; stockpiles, etc. _____ Sq. Ft. |

\* Total Woodland Removed = 0 Sq. Ft.

"Impervious Coverage" IS ANY SURFACE THAT WILL NOT ABSORB LIQUID. THIS INCLUDES ROOFS, SIDEWALKS, DRIVEWAYS, AND ANY TYPE OF PAVEMENT. COMPACTED GRAVAEL IS CONSIDERED AN IMPERVIOUS SURFACE.

\* Please Indicate Square Footage of Impervious Coverage for the following:

- | <u>Existing Impervious</u>                  | <u>Proposed Impervious</u>                 |
|---|--|
| 1. House (roof area) <u>2220</u> Sq. Ft.    | 1. House (roof area) _____ Sq. Ft.         |
| 2. Driveway + Sidewalks <u>1214</u> Sq. Ft. | 2. Driveway + Sidewalks _____ Sq. Ft.      |
| 3. Accessory Structures _____ Sq. Ft.       | 3. Accessory Structures <u>120</u> Sq. Ft. |
|   | 4. Additions _____ Sq. Ft.                 |

\* Total Existing and Proposed Impervious Coverage 3554 Sq. Ft.

• PLEASE INCLUDE ALL EXISTING AND PROPOSED SQUARE FOOTAGE.

I Elizabeth G. Giddens, \_\_\_\_\_, (property owner and contract purchaser, if applicable) hereby certify that the above critical area worksheet is true and correct based upon personal knowledge. I further declare that a copy of the foregoing document will be transferred to any purchaser of this property from me (or corporation, if applicable) at the time of settlement. I hereby understand that these computations shall be a binding part of issuance of a building permit for lot # 16, block # H of Subdivision 751.

I hereby certify that I have seen and read the record plat (if approved after 1986 and subject to Critical Area requirements) and have indicated on the attached site plan any easements, buffers, or other restrictions declared on said plat.

Elizabeth G. Giddens (Signature) 6/11/25 (Date)

Home owner (Title)

\_\_\_\_ (Signature) \_\_\_\_\_ (Date)

\_\_\_\_ (Title)



IN THE OFFICE OF ADMINISTRATIVE HEARINGS

**CASE NUMBER 2007-0065-V**

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IN RE: **MICHELLE WALKER-THOMAS**

THIRD ASSESSMENT DISTRICT

DATE HEARD: APRIL 24, 2007

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ORDERED BY: **STEPHEN M. LeGENDRE**, ADMINISTRATIVE HEARING OFFICER

PLANNER: **PATRICIA A. COTTER**

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DATE FILED MAY   7  , 2007

## **PLEADINGS**

Michelle Walker-Thomas, the applicant, seeks a variance (2007-0065-V) to permit decks with less buffer than required and with disturbance to steep slopes on property located along the west side of Stone Haven Drive, south of Opel Road, Glen Burnie.

## **PUBLIC NOTIFICATION**

The hearing notice was posted on the County's web site in accordance with the County Code. The file contains the certification of mailing to community associations and interested persons. Each person designated in the application as owning land that is located within 175 feet of the property was notified by mail, sent to the address furnished with the application. Ms. Walker-Thomas testified that the property was posted for more than 14 days prior to the hearing. I find and conclude that there has been compliance with the notice requirements.

## **FINDINGS AND CONCLUSIONS**

The applicant owns a single-family residence with a street address of 8044 Stone Haven Drive, in the Stonehaven subdivision, Glen Burnie. The property comprises 16,837 square feet and is zoned R2 residential with a Chesapeake Bay Critical Area designation as Limited Development Area (LDA). This is a waterfront lot on Sloop Cove. The request is to perfect and complete the

construction of a tri-level deck addition in the Chesapeake Bay Critical Area buffer as expanded for steep slopes and with disturbance to steep slopes.<sup>1</sup>

Anne Arundel County Code, Article 18, Section 18-13-104(a) creates a 100-foot buffer from tidal waters. The buffer expands to include all lands within 50 feet of contiguous steep slopes. Article 17, Section 17-8-201 proscribes the disturbance of steep slopes in the LDA. Accordingly, the proposal requires a variance to the expanded buffer and a variance to disturb steep slopes.

Patricia A. Cotter, a planner with the Office of Planning and Zoning, testified that the property exceeds the standards for the district. The dwelling was constructed in 2005. The property slopes down to the water with the home 108 feet from the bottom of the slope. Ms. Cotter questioned the hardship of the request and the extent of the relief. She also suggested that the granting of the variances could alter the essential character of the neighborhood and confer a special privilege denied by the Critical Area program. She summarized the agency comments. The County's Development Division opposed the application and indicated that the decks should not extend any further into the buffer than the front façade of the dwelling. By way of conclusion, Ms. Cotter opposed the application.

Ms. Walker-Thomas testified that the decks are behind the slope. She stated she was authorized to remove trees and grind stumps but received a grading

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<sup>1</sup> The upper level deck (492 square feet) extends 12 feet from French doors, then wraps back to the garage; the mid-level deck (276 square feet) surrounds a hot tub; and the ground level deck comprises 336 square feet. There are stairs from the upper level deck to the mid-level deck and from the mid-level deck to grade. The project is complete except for the lower deck.

violation because her contractor disturbed the slope. She also stated there was a miscommunication with a County representative concerning the deck construction. The representative said she could "go ahead with the fence and deck". Later, she learned that the representative was referring to just the lower deck. In response to my inquiry concerning minimization, Ms. Walker-Thomas expressed a willingness to forego the at-grade deck.

There was no other testimony in the matter.

I visited the site and the neighborhood. The dwelling is located on fairly level ground a short distance behind a cleared down slope that flattens towards the Cove. The super silt fence on the waterside of the home is controlling the runoff. The deck construction extends across about one-half the front façade of the dwelling, then steps back to fill in the corner in front of the garage addition. The hot tub is set into the mid-level deck behind the front façade of the dwelling. The slope disturbance appears to result from clearing activities rather than the deck construction. The area below the upper deck is vegetated. There is a door to the basement on the opposite side from the mid level deck side. Older dwellings, some with waterside deck additions, characterize the neighborhood.

The standards for granting variances are contained in Section 18-16-305. Under subsection (b), for a property in the Critical Area, a variance to the Critical Area program requirements may be granted only after determining that (1) due to unique physical conditions, peculiar to the lot, a strict implementation of the program would result in an unwarranted hardship to the applicant; (2) a literal

interpretation of the program will deprive the applicant of rights commonly enjoyed by other properties in similar areas within the Critical Area; (3) the granting of the variance will not confer on the applicant any special privilege that would be denied by the program to other lands within the Critical Area; (4) the variance request is not based on circumstances resultant of actions by the applicant and does not arise from conditions relating to land use on neighboring property; and (5) the granting of the variance will not adversely affect water quality or adversely impact fish, wildlife or plant habitat within the Critical Area and will be in harmony with the general spirit and intent of the program. Under subsection (c), any variance must be the minimum necessary to afford relief; and its grant may not alter the essential character of the neighborhood, substantially impair the appropriate use or development of adjacent property, or be detrimental to the public welfare.

Upon review of the facts and circumstances, I will reluctantly grant conditional, modified relief from the code. For this Critical Area property, the proximity to water and the intervening slope constitute unique physical conditions, such that a strict application of the program would be an unwarranted hardship. To literally interpret the program would deny the applicant the right to waterside decking, an amenity commonly enjoyed elsewhere in the Critical Area. Conversely, the granting of the variances is not a special privilege that the program typically denies elsewhere in the Critical Area. The need for modified relief is not the result of the actions of the applicant or land use on neighboring

property. Finally, the granting of conditional variances will not adversely impact Critical Area resources and harmonizes with the spirit and intent of the program.

My reluctance in this matter results from the extent of the relief. The applicant points to the existing French doors in the front façade. But by any standard, she seeks to perfect and complete extensive decking. On the other hand, about a third of the upper-level deck and half the mid-level deck - including the hot tub - are behind the front façade of the dwelling. Additionally, the stairs to grade are located along the front edge of the mid-level deck. While reasonable minds may differ, I have approved the upper and mid level decks, while denying the lower deck. I further find that the granting of modified, conditional relief will not alter the essential character of the neighborhood, substantially impair the use or development of adjacent property or constitute a detriment to the public welfare. The approval is subject to the conditions in the Order.

### **ORDER**

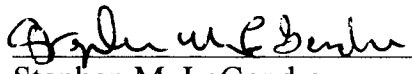
PURSUANT to the application of Michelle Walker-Thomas, petitioning for a variance to permit decks with less buffer than required and with disturbance to steep slopes; and

PURSUANT to the notice, posting of the property, and public hearing and in accordance with the provisions of law, it is this 1<sup>st</sup> day of May, 2007,

ORDERED, by the Administrative Hearing Officer of Anne Arundel County, that the applicant is **granted modified** variances to disturb the expanded

buffer and steep slopes to permit a two-level deck addition. The approval is subject to the following conditions:

1. The lower deck is deleted from the site plan.
2. No further expansion of the dwelling is allowed and no new accessory structures are allowed.
3. Other than the hot tub, the decks shall remain pervious.
4. The applicant shall provide mitigation as determined by the Permit Application Center.

  
Stephen M. LeGendre  
Administrative Hearing Officer

#### **NOTICE TO APPLICANT**

Within thirty days from the date of this Decision, any person, firm, corporation, or governmental agency having an interest therein and aggrieved thereby may file a Notice of Appeal with the County Board of Appeals.

Further Section 18-16-405(a) provides that a variance expires by operation of law unless the applicant obtains a building permit within eighteen months. Thereafter, the variance shall not expire so long as construction proceeds in accordance with the permit.

If this case is not appealed, exhibits must be claimed within 60 days of the date of this Order, otherwise that will be discarded.

"County Exhibit"

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

**APPLICANT:** Michelle Walker-Thomas      **ASSESSMENT DISTRICT:** Third  
**CASE NUMBER:** 2007-0065-V      **COUNCILMANIC DISTRICT:** Third  
**HEARING DATE:** April 24, 2007      **PREPARED BY:** Patricia A. Cotter  
Planner

**REQUEST**

The applicant is requesting a variance to perfect the construction of a dwelling addition (deck) with less buffer than required and with disturbance to slopes greater than 15% or greater.

**LOCATION AND DESCRIPTION OF SITE**

The subject property consists of 16,837 square feet. It is located on the west side of Stone Haven Drive, approximately 445 feet east of Brooklyn Avenue. It is identified as Lot 16, Block H, Section 3, Plat 1 on the subdivision plat of Stone Haven. It is also shown as Parcel 324 in Block 06 on Tax Map 16.

The property has been zoned R2-Residential since the adoption of the Pasadena/Marley Neck Small Area Plan zoning maps effective October 24, 2005.

This is a waterfront lot that is located in the Chesapeake Bay Critical Area and is classified as Limited Development Area.

**APPLICANT'S PROPOSAL**

The applicant is proposing to perfect the construction of a deck on the waterfront of an existing dwelling. The deck was constructed within the expanded Buffer without variance approval.

**REQUESTED VARIANCE**

Article 18-13-104 (a) of the Anne Arundel County Code states that there shall be a minimum 100 foot buffer landward from the mean high water line of tidal waters, tributary streams and tidal wetlands. The buffer shall be expanded beyond 100 feet to include contiguous areas such as steep slopes whose development may impact streams, wetlands or other aquatic environments. If there are contiguous slopes of 15% or greater, the Buffer shall be expanded by the greater of four feet for every 1% of the slope or to the top of the slope and shall include all land within 50 feet of the top of the slopes. The presence of steep slopes on this lot effectively expands the Buffer beyond 100 feet. A variance is required to perfect the construction.



Additionally, Article 17-8-201 of the County Code states that development in the Limited Development Area. (LDA) may not occur within slopes of 15% or greater unless development will facilitate stabilization of the slope or the disturbance is necessary to allow connection to a public utility. A variance is required to allow the disturbance of slopes 15% and greater.

## **FINDINGS**

This Office finds that the subject property exceeds the minimum lot size requirements for a lot in an R2-Residential district. County records indicate that the lot is improved with a single-family dwelling that was built in 2005. The applicant has begun construction of a multi-level deck on the waterfront of the dwelling. The deck was started without benefit of building permit approval. Anne Arundel County records indicate that there are two cases for this property in the Department of Inspections and Permits Compliance review System. Case ID E-2006-0964 lists "grading without a Permit in the Buffer" and Case ID B-2006-1110 indicates "deck" as the complaint. The applicant is seeking variance approval to complete the construction of the remainder of the deck.

It is noted on the applicant's plan that the deck is 108.5' from the bottom of the slope. The property slopes from the dwelling to the waters edge with the construction of the deck impacting slopes 15% and greater. County records indicate that there is a building permit pending for the construction of a three level deck on the dwelling. The upper level is proposed 28' x 25', the mid-level is 12' x 24' and the ground level is 12' x 28'. Portions of the deck are in place but not completed.

This Office must question the inherent hardship in this request. The subject property is improved with a new single-family dwelling that was recently completed. One must ask why the dwelling wasn't designed to accommodate a waterfront deck at the initial stage of construction. The potential impact to both the Buffer and the associated steep slopes could be greatly reduced. This appears to be a self-created hardship.

The Anne Arundel County Soil Conservation District deferred their review to the Office of Planning and Zoning. They did note that an approved grading and sediment control plan may be required prior to any construction on the site. The Development Division of this Office reviewed the application and opposed the granting of the variance request. They noted that the deck should not extend any further into the Buffer than the front façade of the existing dwelling. Once the extent of the clearing in the Buffer has been determined then mitigation requirements will be addressed through the violation and the review of the grading permit application.

It is the opinion of this Office that the granting of this request could alter the essential character of the neighborhood. While there are exceptional topographical conditions peculiar to and inherent in this particular lot, the applicant has not minimized the variance in this request. The granting of this variance could confer upon the applicant a special privilege denied by the County's Critical Area Program to other structures within the Critical Area. Finally, it is important to point out that this variance request is based on conditions that are the result of actions by the applicant, including the commencement of development before an application for a variance was filed.

## **RECOMMENDATION**

Based upon the standards set forth in Article 18-16-305, under which a variance may be granted, this Office would recommend that the applicant's variance request be **denied**.

This recommendation does not confirm the legal status of a lot. The legality of a lot is determined through the building permit process.

Patricia A Cotter

Patricia A. Cotter  
Planner III

4-18-07

Date

Suzanne Schappert

Suzanne Schappert  
Planning Administrator

4-18-07

Date

3/1/07 Complaint (all # B-2006-1110 (deck)  
(all # E-2006-0964 (gating)  
n Biffen

CASE # 2007-0065 - ✓  
FEE PAID 216-  
DATE 3/1/07



ZONE \_\_\_\_\_ ALEX \_\_\_\_\_  
200 MAP \_\_\_\_\_ 1000 MAP \_\_\_\_\_  
CRITICAL AREA:  
IDA \_\_\_\_\_ LDA ☒ RCA \_\_\_\_\_

2 signs

VARIANCE APPLICATION

Applicant: MICHELLE WALKER - THOMAS  
(All persons having 10% or more interest in property)

Property Address: 8044 STONE HAVEN DR. GLEN BURNIE  
21060

Property Location: 76' feet of frontage on the (n, s, e, w) side of  
STONE HAVEN DRIVE street, road, lane, etc.; \_\_\_\_\_ feet  
(n, s, e, w) of \_\_\_\_\_ street, road, lane, etc. (nearest intersecting street).

Tax Account Number 3751 90217564 Tax District 3 Council District 3

Waterfront Lot ☒ Corner Lot \_\_\_\_\_ Deed Title Reference 16906 - 785

Zoning of Property R2 Lot # 116 Tax Map 16 Block #6 Parcel 324

Area (sq. ft. or acres) 16,837 Subdivision Name STONE HAVEN  
sq. ft.

Description of Proposed Variance Requested (Explain in sufficient detail including distances from property lines, heights of structures, size of structures, use, etc.) \_\_\_\_\_

SEE LETTER OF EXPLANATION

The applicant hereby certifies that he or she has a financial, contractual, or proprietary interest equal to or in excess of 10 percent of the property; that he or she is authorized to make this application; that the information shown on this application is correct; and that he or she will comply with all applicable regulations of Anne Arundel County, Maryland.

M. Walker  
Applicant's Signature  
MICHELLE WALKER - THOMAS  
Print Name

SAME  
Owner's Signature  
8044 STONE HAVEN DR.  
Print Name

Street Number, Street, PO Box  
SAME  
City, State, Zip

GLEN BURNIE MD  
Street Number, Street, PO Box  
21060  
City, State, Zip

Home Phone \_\_\_\_\_ Work Phone \_\_\_\_\_

Home Phone 410 437-1150 Work Phone 301-220-5692

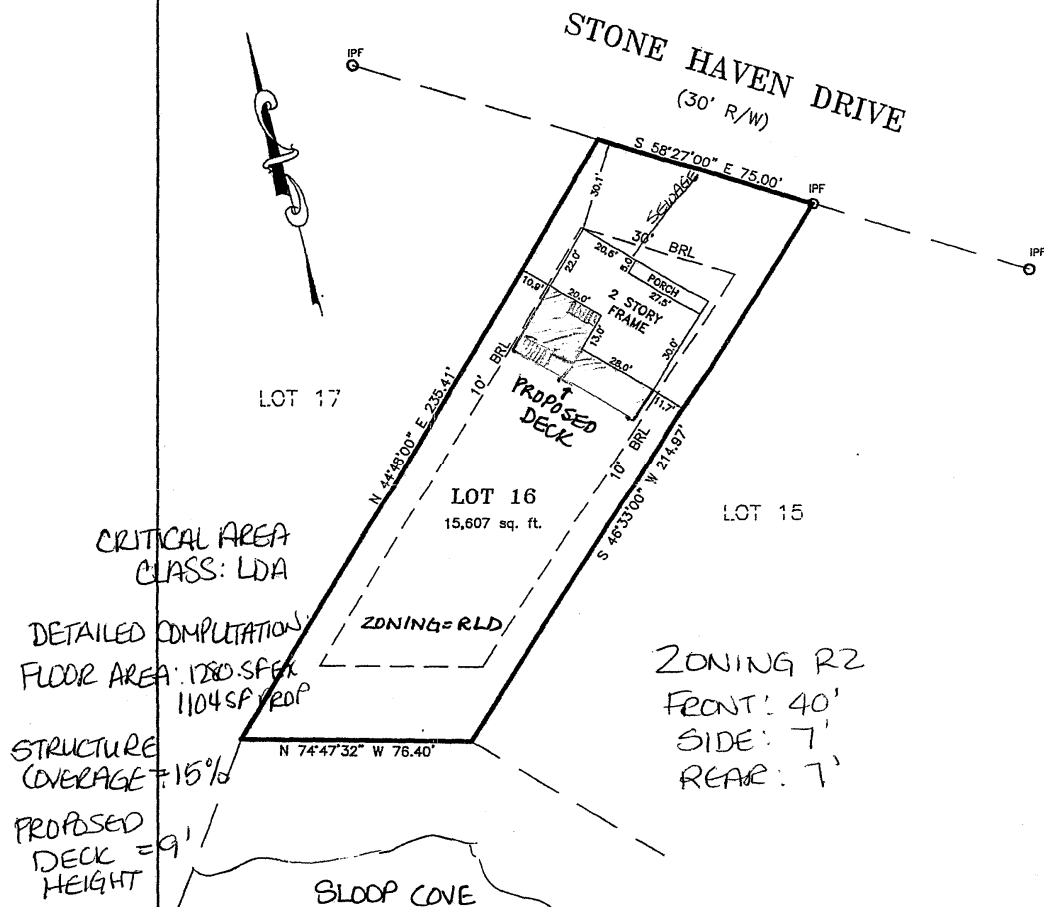
For Office Use Only

Application accepted by Anne Arundel County, Office of Planning and Zoning:  
M. Walker 2/24/07  
Signature Date  
Yuri Rodas 3/1/07

NOTES:

- 1.) THIS PLAT IS NOT INTENDED FOR USE IN THE ESTABLISHMENT OF PROPERTY LINES, FENCES, GARAGES OR OTHER FUTURE IMPROVEMENTS.
- 2.) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL EASEMENTS, RIGHTS OF WAY OR RESTRICTIONS.
- 3.) PROPERTY CORNER MARKERS WERE NOT PLACED BY THIS SURVEY, UNLESS SHOWN.

STONE HAVEN DRIVE  
(30' R/W)



### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, JUDGEMENT AND BELIEF THE LOCATION OF IMPROVEMENTS SHOWN HEREON WERE ESTABLISHED BY A PHYSICAL SURVEY USING ACCEPTED FIELD AND OFFICE PROCEDURES AND THAT, UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS

NOTE:  
THE PROPERTY SHOWN HEREON IS LOCATED  
WITHIN ZONE "A10" AND "C" AS SHOWN ON  
F.E.M.A. FLOOD INSURANCE RATE MAP 240008  
0013 C OF ANNE ARUNDEL COUNTY,  
MARYLAND (UNINCORPORATED AREAS)  
DATED: MAY 1983.

NO PROPERTY LINE SURVEY MADE AT THIS TIME

LOCATION SURVEY  
LOTS 16, BLOCK H  
**STONE HAVEN**  
8044 STONE HAVEN DRIVE  
PLAT BOOK 21, FOLIO 50  
3rd ELECTION DISTRICT

ANNE ARUNDEL COUNTY, MD  
SCALE: 1" = 40' AUGUST, 2005



**"County Exhibit"**



# 8044 Stone Haven Drive topographical map



Legend

Foundation

Addressing

Parcels

Structure

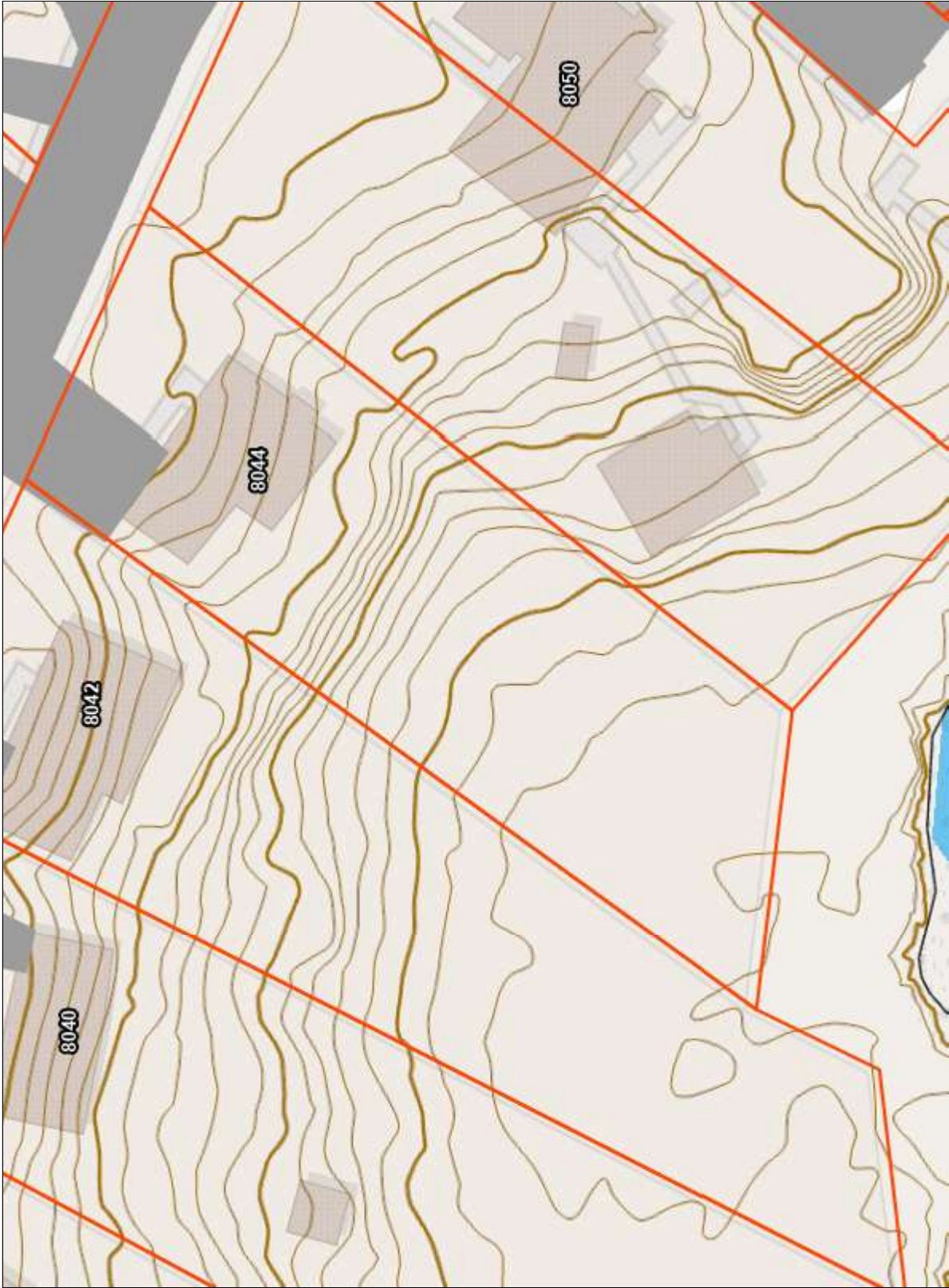
County Structure

Elevation

Topo 2023

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.



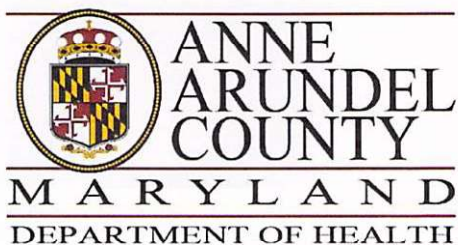
Esri Community Maps Contributors,  
County of Anne Arundel, VGIN, ©  
OpenStreetMap, Microsoft, Esri,  
TomTom, Garmin, SafeGraph,  
GeoTechnologies, Inc. MET/NASA,



THIS MAP IS NOT TO BE  
USED FOR NAVIGATION

Notes 1" = 50'





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 *BC*

DATE: September 10, 2025

RE: Danielle Elizabeth Giddens  
8044 Stone Haven Drive  
Glen Burnie, MD 21060

NUMBER: 2025-0159-V

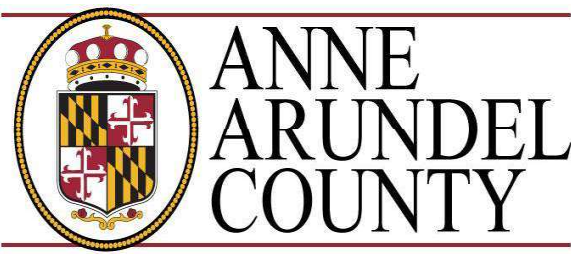
SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a dwelling addition (shed, less than 3' from dwelling) 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



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 2025-0159-V

DATE: September 16, 2025

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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 outside of the Network and consistent with the spirit of the Green Infrastructure Master Plan.

The Department of Recreation and Parks has no further comments.

cc: File



# 8044 Stone Haven Dr



## Legend

Foundation

Addressing



Parcels

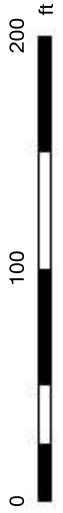


Parcels - Annapolis City



Nearmap | none

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.



THIS MAP IS NOT TO BE  
USED FOR NAVIGATION

Notes