

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


APPLICANTS: Carline & Vladimir Hilaire

ASSESSMENT DISTRICT: 3rd

CASE NUMBER: 2025-0173-V

COUNCILMANIC DISTRICT: 3rd

HEARING DATE: November 13, 2025

PREPARED BY: Donnie Dyott Jr. 
Planner

REQUEST

The applicants are requesting a variance to allow an accessory structure (shed) in the front yard of a non-waterfront lot with less setbacks than required on property located at 4694 Mountain Road in Pasadena.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of approximately 1.99 acres of land and is zoned as R1 - Residential District. The property is identified as Lot 3R of Parcel 167 in Block 9 on Tax Map 25 in the Lakeside Estate subdivision. This property is located outside of the Chesapeake Bay Critical Area and is improved with a single family detached dwelling and associated facilities. The entire property is located within the N. Grays Bog Contributing Drainage Area and a portion of the property is located within the N. Grays Bog 300' buffer. The proposed shed that is the subject of this application is located outside of the Bog 300' buffer.

APPLICANT'S PROPOSAL

The applicants seek to construct a shed measuring 12' X 16' (height 11') in the front yard of the property, east 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 shed as proposed is in the front yard, necessitating a variance to this provision.

No setback variances are required.

AGENCY COMMENTS

The **Health Department** commented they have no objection to the request and that the applicants must request an Administrative Variance to allow a structure to be located in the Septic Reserve Area.

The **Recreation and Parks Department** commented that the site lies in the N. Grays Bog Contributing Drainage Area and 300' buffer and that the proposed development is consistent with the spirit of the Green Infrastructure Master Plan.

FINDINGS

The subject property is of adequate size and width for a lot in the R1 District. The State tax records indicate the dwelling was constructed in 2011. The applicant argues that lot shape is unusual and that placement of the shed in compliance with the Code is difficult due to the setback requirements, shape of the lot and the bog 300' buffer. This leaves little room to place the shed in a functional location that will work for the homeowner. It is described that the shed location is to the side of the home next to the garage which was chosen to minimize impact on adjacent lots.

While the lot is of adequate size and width for the R1 District, it can be argued that the location and orientation of the dwelling on the property in combination with the unusual lot shape, creates a unique situation in which compliance with the Code is difficult for the functional placement of a shed. While the shed is technically proposed in the front yard, the location is to the side of the dwelling and behind the existing driveway giving the appearance of being located in the side yard. As such some relief is warranted to allow the applicants to place the shed in the front yard of the site.

The proposed shed at 12' X 16' is modest in size and can be considered the minimum necessary to afford relief by this Office. The location to the side of the dwelling behind the driveway appears to have minimal to no impact on the adjacent properties and would not be detrimental to the public welfare. Furthermore, locating the shed to areas north of the dwelling may intrude into the bog 300' buffer, further restricting placement options for accessory structures.

RECOMMENDATION

Based upon the standards set forth in § 18-16-305 under which a variance may be granted, this Office recommends **approval** of the zoning variance to allow the construction of the shed 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.

VLADIMIR P. & CARLINE
HILAIRE
4694 MOUNTAIN ROAD
PASADENA, MD 21122
TAX#3-475-90229193
MAP 0025-GRID 0009
PARCEL 167/LOT 3R

CARLINE HILAIRE ET AL
LIBER 28857, FOLIO 294
ACCT NO. 03-475-90229193
LOT 3R
LAKESIDE ESTATES
PLAT BK.# 299, FOLIO 1
AREA=87,116 SQ. FT
OR 1.99 AC.±

RAYMOND E
LIBER 113
ACCT NO. 03
LOT
SAY
PLAT BK.4

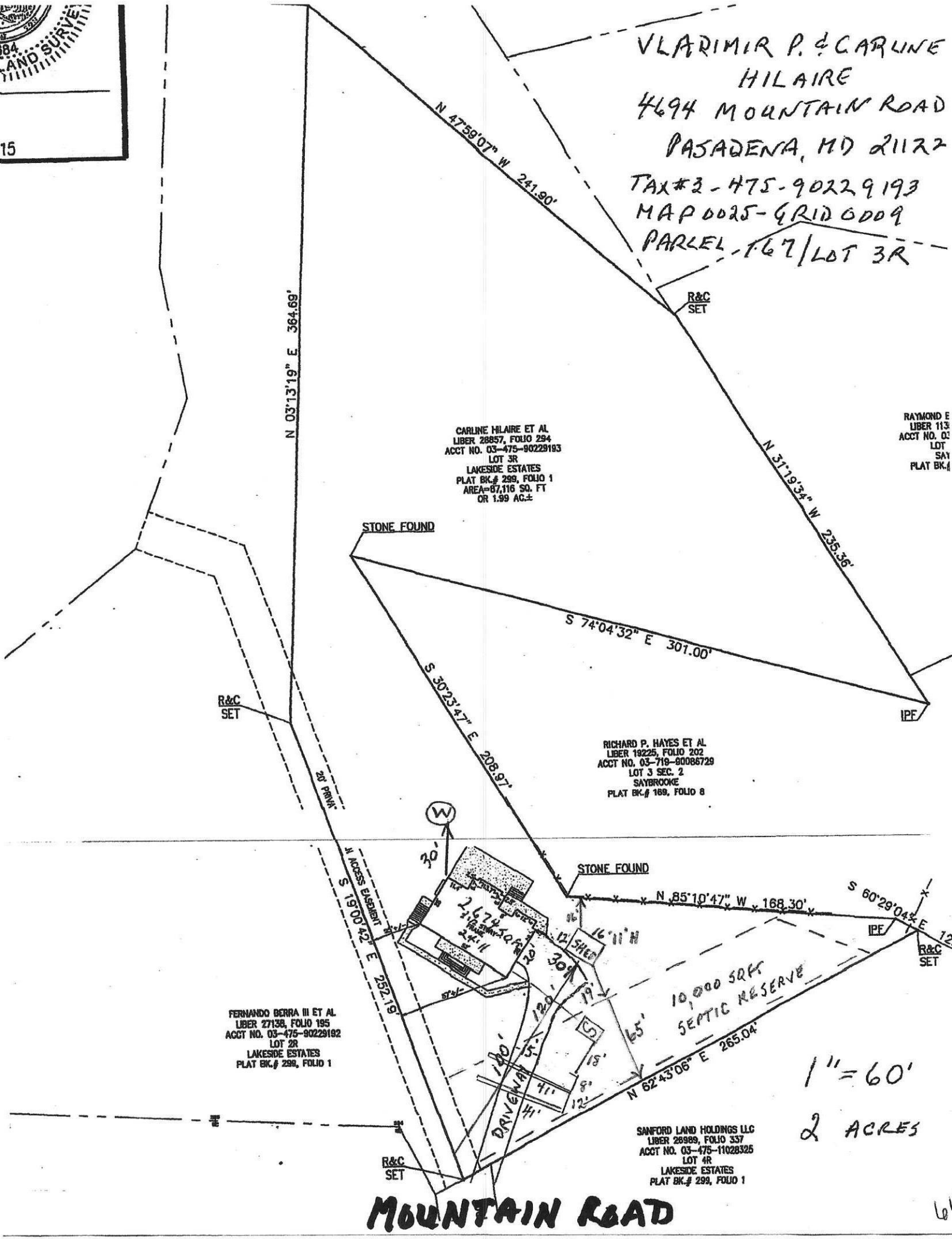
RICHARD P. HAYES ET AL
LIBER 19225, FOLIO 202
ACCT NO. 03-719-80086729
LOT 3 SEC. 2
SAYBROOKE
PLAT BK.# 169, FOLIO 8

FERNANDO BERRA III ET AL
LIBER 27138, FOLIO 195
ACCT NO. 03-475-90229192
LOT 2R
LAKESIDE ESTATES
PLAT BK.# 299, FOLIO 1

SANFORD LAND HOLDINGS LLC
LIBER 26989, FOLIO 337
ACCT NO. 03-475-11028325
LOT 4R
LAKESIDE ESTATES
PLAT BK.# 299, FOLIO 1

1" = 60'
2 ACRES

MOUNTAIN ROAD



Letter of Explanation for a Front Setback Variance Request

Subject property: 4694 Mountain Road
Pasadena, MD 21122

Tax Account No.: 3-475-90229193

Owners: Vladimir Hilaire
Carline Hilaire

Agent for Owners: MBAS Sheds
Applicant for Variance Linda Bachman
410-360-9717
bachmanshedbuilders@gmail.com

Responding to Permit B02435379's Comments

A review of the permit application was done by the Zoning Department. They determined that the location of the 12'x16' x11' high shed the Customer wants to install on their property would be located in front of the home which is not allowed. The house is 2,674 sq. ft. x 25' high. But the shed would be built off of the side of the home next to the garage alongside the driveway. The lot is extremely unusual. The home was built facing the cul-de-sac of this small community that it appears that the front and side of the house both face Mountain Road which is considered to be the front. The Zoning for this property is R1. The setback allowed for accessory structures in an R1 Zone is 40' off of the front property line and cannot be placed in front of the house. Zoning determined that the front property line is on the side of the house where the driveway is. The shed would be 65' off of the front line, as determined by Zoning, and 120' off of the "side" property line which is the side the front of the house faces. Its location would be outside of the septic reserve area complying with the Health Dept.'s requirements. On the other side of the house it would be difficult to place the shed where it would work for the customer due to the 15' side/back setbacks as well as the 30' distance required to be from the well. In addition, the lot is in a bog area which further restricts its location on the lot. The proposed location is the only feasible solution that accommodates the shed while maintaining its safe and functional land use. The lot was recorded in 2011 prior to the development of the adjacent lots within Lakeside Estates. The lot's configuration and topographical limitations differ significantly from the surrounding lots. It's challenging to comply with the setback requirements.

The shed is essential for securely storing equipment and materials currently exposed to the weather and are visible from the street which poses safety risks and detracts from the visual harmony of the neighborhood. The shed's placement will support the routine upkeep of the property and enhance both safety and curb appeal.

The customer has chosen a location that minimizes any impact on the neighboring lots, it will not obstruct sight lines, infringe on their privacy or interfere with any drainage or access pathways.

The customer is requesting that they be allowed to place their 12x16 shed alongside the driveway in front of the garage on the side of the house.

1002

AFTER RECORDING, PLEASE RETURN TO:

Carline Hilaire and Vladimir P. Hilaire
4694 Mountain Road
Pasadena, MD 21122

File No.: 01350-15-CRT
Tax ID No.: 3-475-9022-9193

LR - Deed (w Taxes)
Recording only ST20.00
Grantor/Grantee Name:
hilaire
Reference/Control #:
LR - Deed (with Taxes)
Surcharge 40.00
LR - Deed State
Transfer Tax 2,800.00

SubTotal: 2,860.00

Total: 2,920.00

09/25/2015 03:04

Estates at CC02-AM

1091400, CC0501 - Anne

Arundel

County/CC05.01.10 -

Register 10

This Deed, made this September 03 2015, by and between Lakeside Mountain Rd, LLC, party of the first part, Grantors, and Carline Hilaire and Vladimir P. Hilaire, wife and husband, party of the second part, Grantees.

- Witnesseth -

That for and in consideration of the sum of Five Hundred-Sixty Thousand And No/100 Dollars (\$560,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantors do grant and convey to the said Carline Hilaire and Vladimir P. Hilaire, wife and husband, as tenants by the entireties, their assigns, the survivor of them, and the survivor's Personal Representative and assigns,, in fee simple, all that lot of ground situate in the County of Anne Arundel, State of Maryland and described as follows, that is to say:

BEING KNOWN AND DESIGNATED-as Lot 3R as shown on the plat entitled, "Plat 2 of 2, Amended Plat of Lakeside Estates", recorded among the Land Records of Anne Arundel County, Maryland in Plat Book 299, folio 2.

THE IMPROVEMENTS thereon being known as 4694 Mountain Road.

Being part of the same property described in Liber 22374, folio 435.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anyway appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Carline Hilaire and Vladimir P. Hilaire, wife and husband, as tenants by the entireties, their assigns, the survivor of them, and the survivor's Personal Representative and assigns,, in fee simple.

And the Grantors hereby Covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

ACCT. 3475-9022-9193
ALL FEES ARE PAID AS
OF 9/25/15 A.A. COUNTY
BY: [Signature]

09/25/15 09:51 AM C 0002 R 0002
Val #: 0002-144277 \$5,600.00
County Transfer Tax

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) RPD 28857, p. 0294, MSA_CE59_29299. Date available 11/06/2015. Printed 09/14/2015 09:53 AM C 0002 R 0002
Val #: 0002-144277 \$3,920.00
Deed - Recordation Tax
Instrument Type: Deed

2015 SEP 30 P 3:53
RECEIVED FOR RECORD
CIRCUIT COURT A.A. COUNTY

As Witness the hands and seals of said Grantors, the day and year first above written.

WITNESS:

[Signature]

Lakeside Estates at Mountain Rd, LLC

BY: [Signature]
Elmo J. Singer
Member

STATE OF MARYLAND, COUNTY, to wit:

I HEREBY CERTIFY that on this 23 day of September, 2015, the subscriber, a Notary public of the State of Maryland, personally appeared Elmo J. Singer, who acknowledged himself/herself to be a Member of Lakeside Estates at Mountain Road, LLC, a Maryland limited liability company, the Grantor limited liability company, and that he/she as such Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company, by himself/herself as such Member and further, did certify that this conveyance is not part of a transaction in which there is a sale, lease, exchange or other transfer or all, or substantially all, of the property and assets of the limited liability company, giving oath under penalties of perjury that the consideration recited herein is correct.

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

[Signature]
Notary Public
My commission expires: 7-12-17

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

[Signature]
Attorney



CINDY L. MILLER
Notary Public, State of Maryland
County of Baltimore
My Commission Expires 7-12-17

OWNER OCCUPANCY AFFIDAVIT

The undersigned each state under the penalties of perjury that the contents of this document are true to the best of the knowledge, information and belief of the individual making this statement as follows:

PURSUANT TO THE PROVISIONS OF APPLICABLE STATE, COUNTY AND LOCAL LAWS, ORDINANCES, RULES AND REGULATIONS, THE UNDERSIGNED GRANTEE HEREBY MAKES OATH THAT THE RESIDENCE ON THE PROPERTY DESCRIBED IN THIS DEED WILL BE OCCUPIED BY THE UNDERSIGNED GRANTEE AS THE PRINCIPAL RESIDENCE OF THE GRANTEE, FOR AT LEAST 7 OF THE 12 MONTHS FOLLOWING THIS CONVEYANCE.

AS WITNESS OUR HANDS AND SEALS:

Carline Hilaire
Carline Hilaire
Vladimir P. Hilaire
Vladimir P. Hilaire

SUBSCRIBED AND SWORN to before me, a Notary Public in and for the State of , County of , this 23rd day of September, 2015.

[Signature]
Notary Public
My commission expires: 7-12-17



CINDY L. MILLER
Notary Public, State of Maryland
County of Baltimore
My Commission Expires 7-12-17

Vladimir P. & Carline Hilaire
4694 Mountain Road
Pasadena, MD 21122

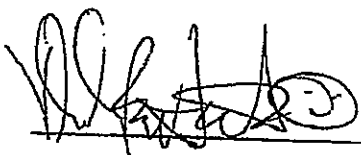
Anne Arundel County Permit Application Center
2664 Riva Road
Annapolis, Md 21401

Ref: Shed Permit 802435379
Tax Account 3-475-90229193

To whom it may concern:

This letter is my authorization designating MBAS Sheds/Linda Bachman as the Applicant for my shed permit. She has my permission to discuss, sign, and submit any updates that may be required.

Thank you,



email: bachmanshedbuilders@gmail.com
phone: 410-360-9717

Parcel 234127
911

CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS
1804 WEST STREET, SUITE 100
ANNAPOLIS, MD 21401

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction: Anne Arundel County

Date: 8/29/25

Tax Map #	Parcel #	Block #	Lot #	Section
0025	234127		3R	

FOR RESUBMITTAL ONLY

Corrections ☐
Redesign ☐
No Change ☐
Non-Critical Area ☐

*Complete Only Page 1
General Project Information

Tax ID: 3-475-90229193

Project Name (site name, subdivision name, or other)

Project location/Address 4694 MOUNTAIN ROAD,

City PASADENA Zip 21122

Local case number

Applicant: Last name BACHMAN First name LINDA

Company MBAS SHEDS

Application Type (check all that apply):

Building Permit ☐
Buffer Management Plan ☐
Conditional Use ☐
Consistency Report ☐
Disturbance > 5,000 sq ft ☐
Grading Permit ☐

Variance ☒
Rezoning ☐
Site Plan ☐
Special Exception ☐
Subdivision ☐
Other ☐

Local Jurisdiction Contact Information:

Last name AACo Zoning Administration Section First name

Phone # 410-222-7437 Response from Commission Required By TBD

Fax # Hearing date TBD

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

INSTALL A 12' X 16' SHED IN FRONT AREA OF PROPERTY.

Yes
Intra-Family Transfer ☐
Grandfathered Lot ☐

Yes
Growth Allocation ☐
Buffer Exemption Area ☐

Project Type (check all that apply)

Commercial ☐
Consistency Report ☐
Industrial ☐
Institutional ☐
Mixed Use ☐
Other ☐

Recreational ☐
Redevelopment ☐
Residential ☒
Shore Erosion Control ☐
Water-Dependent Facility ☐

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft
IDA Area		
LDA Area	2	
RCA Area		
Total Area		

Total Disturbed Area

Acres	
Sq Ft	-572

of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	APPROX	70,000	Existing Lot Coverage	-IMPERVIOUS	5349
Created Forest/Woodland/Trees		0	New Lot Coverage		192 added
Removed Forest/Woodland/Trees		0	Removed Lot Coverage		0
			Total Lot Coverage		5,541

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance			Buffer Forest Clearing		
Non-Buffer Disturbance			Mitigation		

Variance Type
Buffer ☐
Forest Clearing ☐
HPA Impact ☐
Lot Coverage ☐
Expanded Buffer ☐
Nontidal Wetlands ☐
Setback ☒
Steep Slopes ☐
Other ☐

Structure
Acc. Structure Addition ☐
Barn ☐
Deck ☐
Dwelling ☐
Dwelling Addition ☐
Garage ☐
Gazebo ☐
Patio ☐
Pool ☐
Shed ☒
Other ☐

Critical Area Report
Section 4

4694 Mountain Road

- A. This property is a residential property. The 12x16 shed will strictly be used for storage.
- B. The types of trees on this property are poplar and oak. Out of the 2 acres of property, the total tree coverage is approximately 80%. There will be no removal of any trees or shrubs.
- C. There will be no impact on the water quality of the pond.
- D. The impervious surface will only be increased by 392 sq. ft. for the shed.
- E. There are no endangered species on the property, no natural heritage areas, or plant and wildlife habitats, no steep slope where the shed will be located,




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: September 17, 2025

RE: Carline Hilaire
4694 Mountain Road
Pasadena, MD 21122

NUMBER: 2025-0173-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow an accessory structure (shed) with less setbacks than required and in front yard of a non-waterfront 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. Must request an Administrative Variance to allow a structure to be located in the Septic Reserve Area.

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 2025-0173-V

DATE: September 9, 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.

- This site lies the N Grays Bog Contributing Drainage Area and 300' buffer.
- 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
- ▭



0100200

ft

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. DO NOT USE FOR NAVIGATION.

none

Notes