

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

APPLICANT: Bryan Snyder

ASSESSMENT DISTRICT: 3

CASE NUMBER: 2025-0186-V

COUNCIL DISTRICT: 3

HEARING DATE: November 20, 2025

PREPARED BY: David Russell
Planner



REQUEST

The applicant is seeking a variance to allow an accessory structure (covered pavilion) with less setbacks than required, on property located at 1519 Devere Drive, in Pasadena.

LOCATION AND DESCRIPTION OF SITE

The subject property is located approximately 110 feet northwest of the intersection of Devere Drive and Winged Foot Drive, within the Greenspring neighborhood (Parcel 38, Grid 13, Tax Map 18, Lots 74C). The subject property is approximately 1.2 acres, zoned RLD - Residential Low Density, and also in a cluster development. The property is generally rectangular in shape and improved with a two-story single-family home, rear yard fencing, a play area and play structure (seen in aerial imagery but not shown on the site plan), a circular brick pad, and a pool (not seen in aerial imagery but shown on the site plan).

PROPOSAL

The applicant proposes the construction of a 18' x 34' (x 13'-5" tall) accessory structure, to include an outdoor kitchen, sitting area, and an enclosed room to store pool equipment. The proposed structure and associated improvements will occupy an area of 18' x 34'.

REQUESTED VARIANCES

§ 18-4-401 of the Anne Arundel County Code requires a minimum accessory structure side setback of 10 feet, for cluster developments. The proposed accessory structure will be as close as 7 feet from the side property boundary (south), necessitating a variance of 3 feet.

FINDINGS

The subject property is generally rectangular in shape and consists of approximately 1.2 acres, exceeding the required RLD minimum lot size of 40,000 square feet. The site plan shows the proposed pavilion (and accompanying facilities underneath) located adjacent to an existing pool (not seen in aerial imagery) and the southern side property line. The septic area for the property occupies the majority of the space between the home and existing pool. A 35' x 60' play area exists on the other side of the pool, along the northern side property line.

Agency Comments

The **Health Department** has reviewed the above referenced variance to allow an accessory structure (covered pavilion) with less setbacks than required.

The Health Department does not have an approved plan for this project. The Health Department has no objection to the above referenced variance request as long as a plan is submitted and approved by the Health Department. Please submit revised plans for your current septic application PA T02051687 that reflect this proposal.

If you have further questions or comments, please contact Brian Chew at 4 10-222-7413.

The **Department of Recreation and Parks** reviewed the plans to determine if there may be impacts to the Anne Arundel County Green Infrastructure Network, parks, and trails and commented the following:

- 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 consistent with the spirit of the Green Infrastructure Master Plan.

Variance Criteria

To be granted a variance it must be found that because of unique physical conditions, such as irregularity, narrowness or shallowness of lot size and shape or exceptional topographical conditions peculiar to and inherent in the particular lot, there is no reasonable possibility of developing the lot in strict conformance with this article; or, because of exceptional circumstances other than financial considerations, the grant of a variance is necessary to avoid practical difficulties or unnecessary hardship and to enable the applicant to develop the lot.

The subject property exceeds the minimum lot size required in the RLD zoning district and is comparable in size to neighboring properties. However, its width of approximately 130 feet is less than the 150 foot minimum required for RLD zoned lots.

The applicant's letter of explanation references other properties in the immediate vicinity with pools and outdoor kitchens. Through review of County aerial imagery, the two properties immediately north of the subject property appear to have pools with what appear to be outdoor kitchens near the pool. However, the pools on these properties are located much closer to the homes than the applicant's. The property's septic area location required the pool to be placed farther to the rear of the property, than originally anticipated. Outdoor kitchens and equipment storage are commonly located near pools, but the existing amenities, north of the pool, and septic system in the rear yard greatly limit suitable areas for the outdoor kitchen while maintaining proximity to the pool.

The location of the septic area on the subject property forced the pool to be located much further to the rear of the property. It is common for outdoor kitchens and equipment storage to be located in close proximity to pools. The existing amenities and septic system in the rear yard significantly limit the available locations for the outdoor kitchen, while also remaining in close proximity to the pool.

The property's limited width makes it more difficult to accommodate new development near the side property lines. If the subject property met the 150 foot minimum lot width requirement, the additional 20 feet would likely eliminate the need for any side setback encroachment. The applicant proposed accessory structure's encroachment of only 3 feet into the required 10 foot side setback

Because of the subject property's inadequate lot width and location of the septic area in the rear yard, the request can be considered the minimum necessary to afford relief. As such, the granting of the variance 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 ***conditional approval*** of the requested variance to § 18-4-401 to allow an accessory structure (and associated improvements) with less setbacks (7' southern side setback) than required, under the condition that the proposed development will not exceed the impervious lot coverage amount of 7,801 square feet, in accordance with the plat.

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.

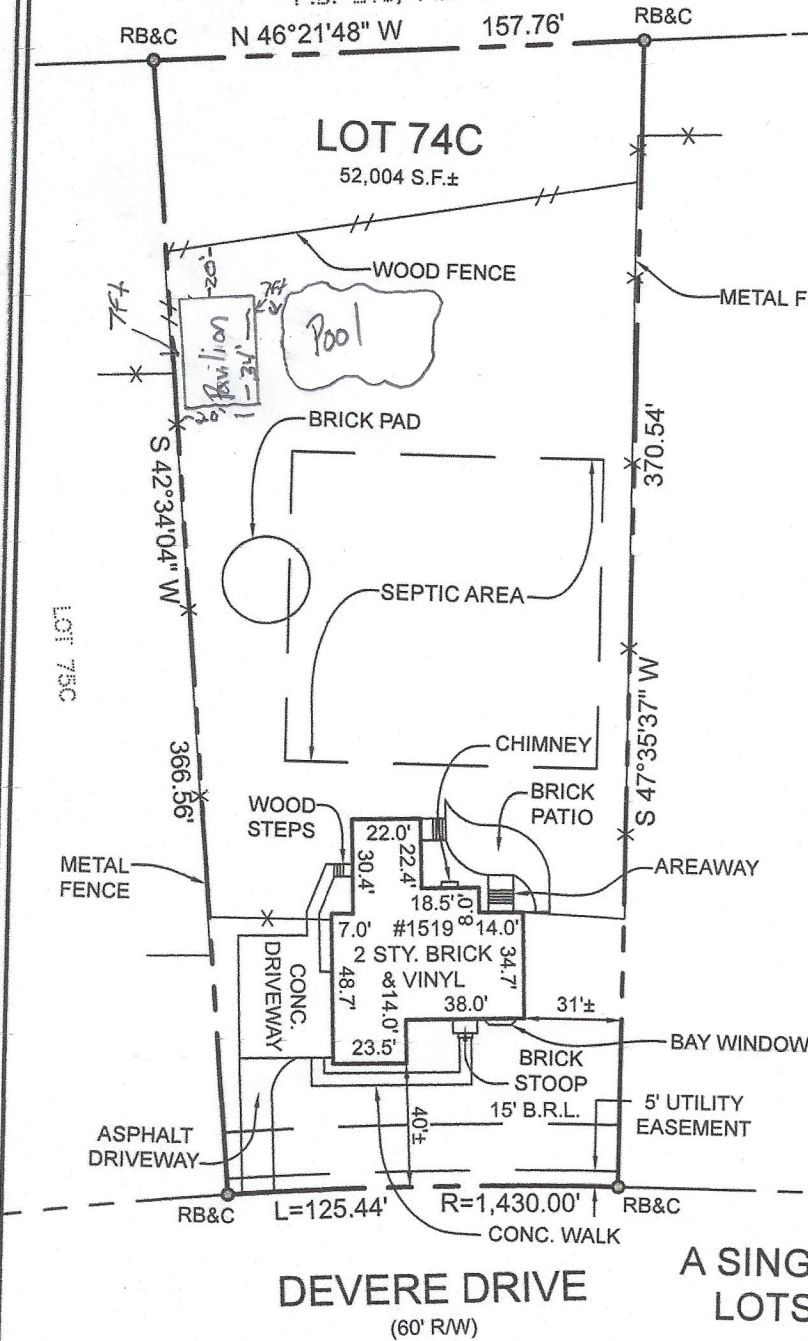
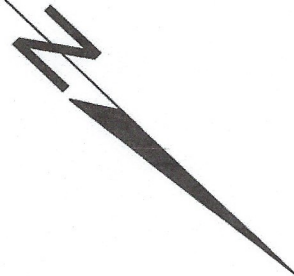
PARCEL 1
ADMIN. PLAT A.A. CO. HOENIG PROPERTY
SHEETER/GREENSPRING PROPERTY
P.B. 213, P.N. 4

NOTES:

1. THE +/- SETBACK ACCURACY IS 1 FOOT.
2. THIS PLAN OR PLAT IS NOT INTENDED TO SHOW ALL MATTERS RELATED TO THE PROPERTY SHOWN HEREON.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
4. IPF = IRON PIPE FOUND
NS = NAIL SET
RB&C = REBAR AND CAP

THIS LOT DOES NOT APPEAR TO LIE WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE F.E.M.A. FLOOD HAZARD MAP 24003C-0088-F AS REVISED FEBRUARY 18, 2015.

P.B. 256, P.N. 22
PLAT NO. 13348



BOUNDARY SURVEY
1519 DEVERE DRIVE
LOT 74C
GREENSPRING
RESUBDIVISION PLAT
GREENSPRING

A SINGLE FAMILY CLUSTER SUBDIVISION
LOTS 1-102, PLAT BOOK 241, PAGE 38
ELECTION DISTRICT NO. 3
ANNE ARUNDEL COUNTY, MARYLAND

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I WAS ON RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS BOUNDARY SURVEY AND THE SURVEY WORK REFLECTED IN THIS COMPLIANCE WITH REQUIREMENTS SET FORTH IN REGULATION 12 OF CHAPTER 06 OF THE MINIMUM STANDARDS OF PRACTICE (COMAR, SECTION 0.9), AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT.

MICHAEL D. ADCOCK
PROFESSIONAL LAND SURVEYOR
NO. 21257, EXPIRATION DATE 06-16-2025

**Adcock &
Associates · LLC**

Engineers · Surveyors · Planners

5389 Enterprise Street Suites B-C

Sykesville, Maryland 21784

Phone: 443.325.7682

Email: mike@adcocksurveying.com

REFERENCE:

P.B. 256, P.N. 22
PLAT NO. 13348

DATE:

JUNE 13, 2023

SCALE:

1"=60'

FILE NO.:

23-102

1. **Letter of Explanation:** You will be required to upload a letter of explanation for most applications. Include the dimensions, square footage and height of all existing and proposed structures and their distance (setbacks) from all property lines including from the Mean High Water line, if applicable. This letter should also include the justification for the variance request and highlight any unique characteristics of the subject property, including lot size, shape, topography, and information about the surrounding neighborhood. If the structure is already built, please provide information as to the date of construction. Time extension letters should focus on the reason for the delay and need for additional time.

To whom it may concern:

We are applying for a variance request to the setback of a covered outdoor kitchen. Due to the septic system being in the middle of our yard, our only option for a pool was in the very back of the yard. Due to the placement of the pool, we are only able to put a structure 10 feet off the property line. The only structure currently on the property is a 2-story house that sits on the front of the property. We are proposing a structure that is 18x34 feet to include an outdoor kitchen, sitting area, and a closed room to store pool equipment.

The neighborhood has many houses that have pools and covered outdoor kitchens sitting much closer to the property lines than they our zoning requirements of RLD side and rear setbacks of 20 feet. Through review of aerial imagery, it appears there are at least 5 properties in the immediate area with rear accessory structures that do not meet setback requirements. Our lot has a large backyard that backs up to woods and eventually a golf course. Unfortunately, the septic system has made it difficult to make the pool and outdoor pavilion fit in the area available. The neighbors on the side where we are looking to do the outdoor kitchen has all woods behind, so it would not effect their ability to enjoy their backyard views.

Please consider this variance request. We love where we live and we want to make a beautiful space to enjoy the outdoors of Maryland.

Thanks,

Brian & Megan Snyder

Premier Title

File No. 2023-PTMD-505

Tax ID # 3-394-90214302

Underwriter: Old Republic National Title Insurance Company

This Deed

, made this 30th day of June, 2023 by and between Terry A. Badwak and Wendy S. Badwak, parties of the first part, Grantors; and Brian Snyder and Megan Snyder, as tenants by the entirety, parties of the second part, Grantees.

- Witnesseth -**That for and in consideration**

of the sum of ONE MILLION FIFTY THOUSAND AND 00/100 (\$1,050,000.00), 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 Brian Snyder and Megan Snyder, as tenants by the entirety, their assigns, the survivor of them and the survivor's heirs, personal representatives 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:

All that lot of ground situate in Anne Arundel County, Maryland and described as follows, that is to say:

Being known and designated as Lot No. 74C, as shown on Plat entitled "Resubdivision Plat 7 of 7, Greenspring, A single Family Cluster Subdivision, Lots 1-102, Plat Book 244, Page 38", which Plat is recorded among the Land Records of Anne Arundel County in Plat Book 256, Page 22. The Improvements thereon being known as 1519 Devere Drive, Pasadena, Maryland 21122

BEING part of the property which by Deed dated November 3, 2003 and recorded among the Land Records of Anne Arundel County in Liber 15396, folio 142, was granted and conveyed by Compass Pointe Development, LLC to Washington Homes of Maryland I, LLC, the herein Grantor.

Terry A. Badwak and Wendy S. Badwak, his wife, as tenants by the entireties, their assigns, the survivor of them and the survivor's personal representatives and assigns, in fee simple

Being the same property which by deed dated May 27, 2004, and recorded among the Land Records of Anne Arundel County, Maryland on November 1, 2004, in Liber 15537, in Folio 597, was granted and conveyed by Washington Homes of Maryland I, LLC., a Maryland limited liability company unto Terry A. Badwak and Wendy S. Badwak, his wife, as tenants by the entireties, their assigns, the survivor of them and the survivor's personal representatives and assigns, in fee simple.

LR - Deed (w Taxes) Recording only ST20.00
Name: snyder
LR - Deed (with Taxes) Discharge 40.00
LR - Deed State Transfer Tax 5,250.00
Subtotal: 5,310.00
Total: 5,370.00
07/21/2023 12:50
CC02-16
#17426042 CC0501 -
Anne Arundel
County/CC05.01.08 -
Register 08

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 anywise 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 Brian Snyder and Megan Snyder, as tenants by the entirety, their assigns, the survivor of them and the survivor's heirs, personal representatives and assigns, in fee simple.

And

the said parties of the first part 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. 03-394-90214302
ALL REQUIRED LIENS ARE PAID
AS OF 06-30-2023 A.A. COUNTY
BY: LO

Anne Arundel Cty Finance Office
County Transfer Tax \$15,750.00
County Recordation Tax \$7,350.00
06/30/2023 12:50 PM LO

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

Diana Khan
WITNESS

Terry A. Badwak (SEAL)
Terry A. Badwak

Wendy S. Badwak (SEAL)
Wendy S. Badwak

STATE OF MARYLAND
COUNTY OF BALTIMORE, to wit:

I hereby certify that on the 28th day of June, 2023, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Terry A. Badwak and Wendy S. Badwak, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and made oath in due form of law that the matters and facts set forth herein are true.

As witness, my hand and notarial seal.

Diana Khan
Signature of Notary Public



My Commission Expires:

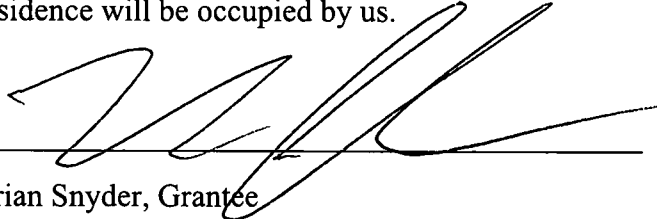
THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Supreme Court of Maryland.

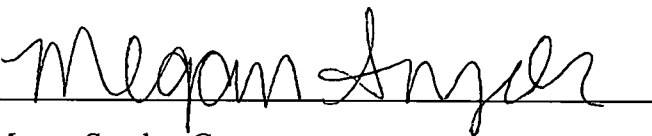
Diana Khan (SEAL)
Diana G Khan

AFTER RECORDING, PLEASE RETURN TO:
Premier Title
10451 Mill Run Circle
Suite 400
Owings Mills, MD 21117

PRINCIPAL RESIDENCE AFFIDAVIT

Brian Snyder and Megan Snyder, Grantee(s) in the within Deed from Terry A. Badwak and Wendy S. Badwak, as Grantor(s), hereby certify under the penalties of perjury, that the land conveyed in said Deed is residentially improved, owner-occupied real property and that the residence will be occupied by us.


 Brian Snyder, Grantee


 Megan Snyder, Grantee

STATE OF MARYLAND, COUNTY of Baltimore, to wit:

I HEREBY CERTIFY, That on this 30 day of Jun, 2023,
 before me, the subscriber, a Notary Public of the State of Maryland, personally appeared Brian Snyder and Megan Snyder, the within Grantee(s), and they acknowledged the foregoing instrument to be their act.

AS WITNESS my hand and Notarial Seal


 Notary Public

My Commission Expires:

Peter Severance NOTARY PUBLIC BALTIMORE COUNTY MARYLAND MY COMMISSION EXPIRES 9/23/23
--

**MARYLAND
FORM
WH-AR****Certification of Exemption from Withholding Upon
Disposition of Maryland Real Estate Affidavit of
Residence or Principal Residence****2023**

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor Terry A. Badwak

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).

1519 Devere Drive, Pasadena, MD 21122

3. Reasons for Exemption**Resident Status**

As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.



Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence

Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

Diana Khan

Terry A. Badwak

Name

6/28/23

**Date

Signature

Terry A. Badwak

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

**Date

Title

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

**MARYLAND
FORM
WH-AR**
**Certification of Exemption from Withholding Upon
Disposition of Maryland Real Estate Affidavit of
Residence or Principal Residence**
2023

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1. Transferor Information

Name of Transferor Wendy S. Badwak

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).

1519 Devere Drive, Pasadena, MD 21122

3. Reasons for Exemption
Resident Status


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3a. Individual Transferors

Witness

Diana Klem

Wendy S. Badwak

Name

Signature

**Date

Wendy S. Badwak *6/28/23*

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

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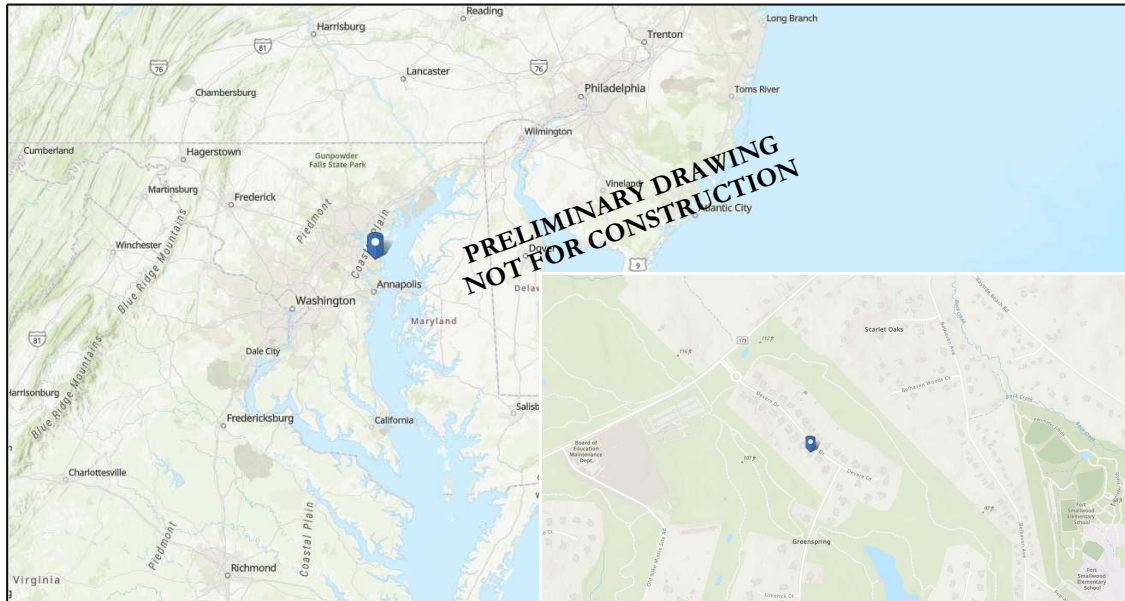
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To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

(Type or Print in Black Ink Only – All Copies Must Be Legible)

Space Reserved for County Validation

AOC-CC-300(5/2007).



ASCE Hazards Report

Address:
1519 Devere Dr
Pasadena, Maryland
21122

Standard: ASCE/SEI 7-16
Risk Category: II
Soil Class: D - Default (see
Section 11.4.3)

Latitude: 39.137364

Longitude: -76.488421

Elevation: 70.11155355262476 ft
(NAVD 88)

Wind

Results:

Wind Speed	114 Vmph
10-year MRI	76 Vmph
25-year MRI	84 Vmph
50-year MRI	89 Vmph
100-year MRI	95 Vmph

Snow

Results:

Ground Snow Load, p_g :	25 lb/ft ²
Mapped Elevation:	70.1 ft

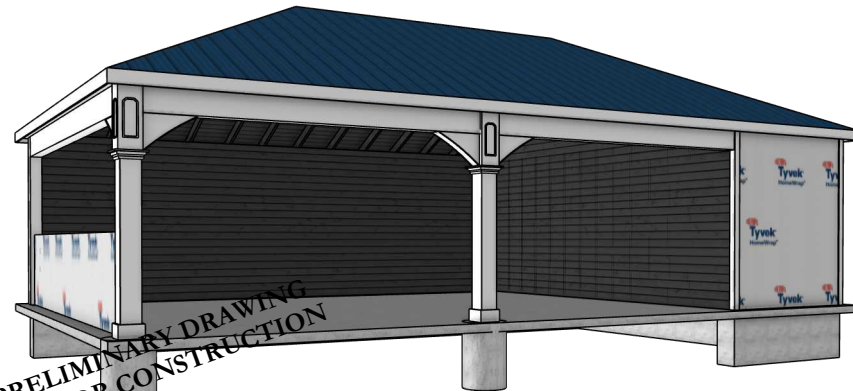
PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

GENERAL CONSTRUCTION NOTES:

- ALL STRUCTURAL LUMBER SHALL BE PRESSURE TREATED SOUTHERN PINE #2 OR BETTER, UNLESS OTHERWISE NOTED.
- ANY WOOD IN CONTACT WITH MASONRY OR GROUND CONTACT TO BE PRESSURE-TREATED WOOD.
- ATTACH EACH ROOF BOARD TO EACH FRAMING MEMBER w/ (2) 1/2" CROWN x 2" LEG x 16 GAUGE STAPLES OR (2) 2 1/2" WOOD SCREWS.
- ATTACH WALL SHEATHING TO EACH FRAMING MEMBER w/ 8d NAILS 12" O.C. INTERMEDIATE AND 6" O.C. ALONG EDGES
- ALL HARDWARE TO BE GALVANIZED, POWDER COATED, STAINLESS STEEL, OR AS NOTED
- ALL SCREWS #10, LENGTH PER DRAWING OR AS NOTED
- ALL CONCRETE TO BE 3500 PSI (MIN.)

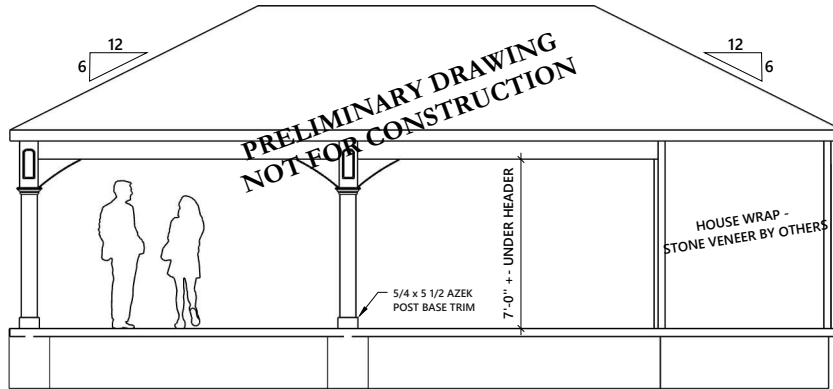
**NOT APPROVED
FOR CONSTRUCTION**

NO SCALE

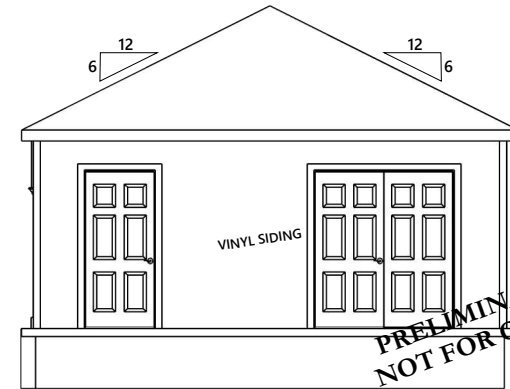


Building Size		Site Address	The Backyard Showcase 2604 Lincoln Highway E. Ronks, PA 17572		
20x34 Vinyl Pavilion Hip Roof w/ Wall BYS P.O. #21433		Brian Snyder 1519 Devere Dr, Pasadena, MD 21122 443-865-5935	Date Created:	August 25, 2025	<i>m.j.p.</i>
			Date Modified:	August 25, 2025	
			SHEET NO. A-1		

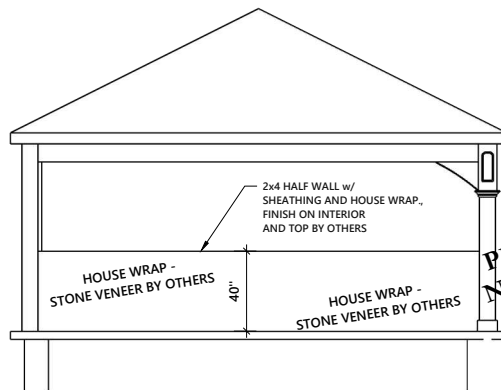




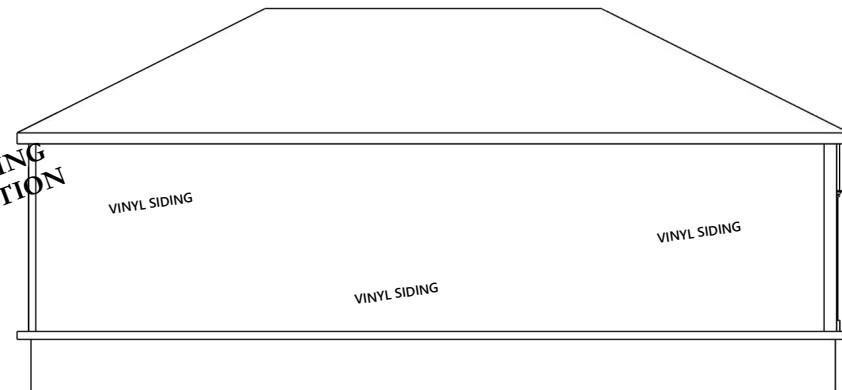
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

Special Notes/Comments

**NOT APPROVED
FOR CONSTRUCTION**

NO SCALE

Building Size

20x34 Vinyl Pavilion
Hip Roof w/ Wall
BYS P.O. #21433

Site Address

Brian Snyder
1519 Devere Dr,
Pasadena, MD 21122
443-865-5935



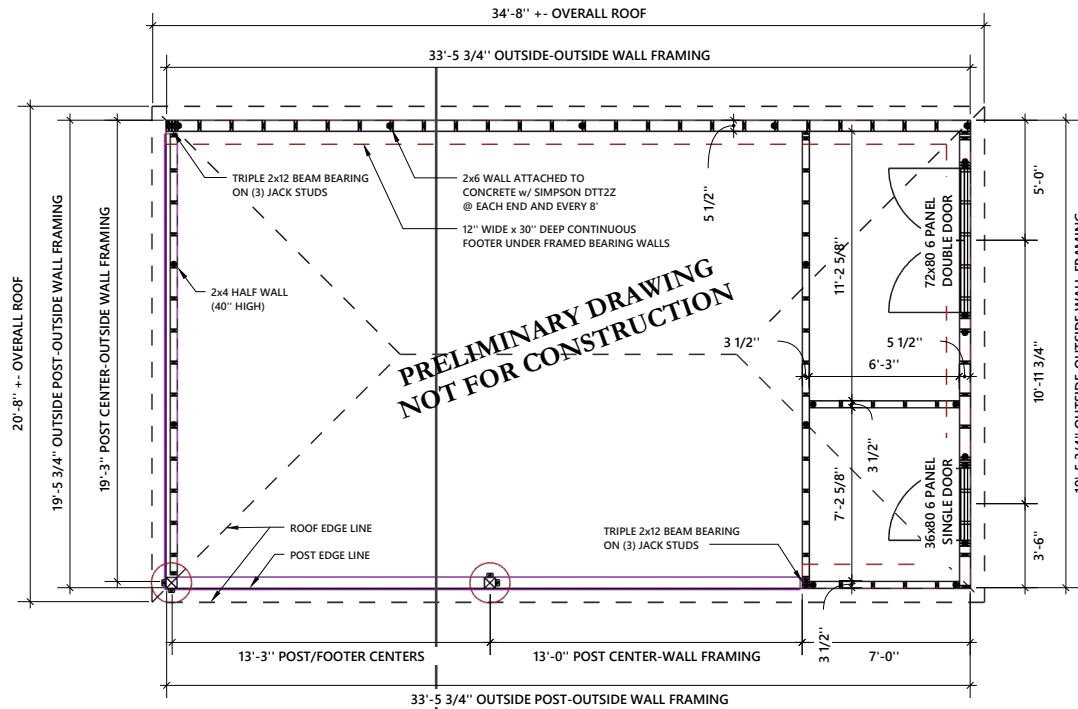
The Backyard Showcase
2604 Lincoln Highway E.
Ronks, PA 17572

Date Created: August 25, 2025 *m.j.p.*

Date Modified : August 25, 2025

SHEET NO.

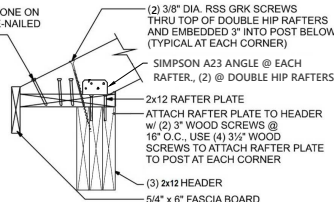
A-2



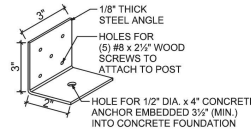
**PRELIMINARY DRAWING
NOT FOR CONSTRUCTION**

**POST/FOOTER LAYOUT/
ROOF FRAMING PLAN**

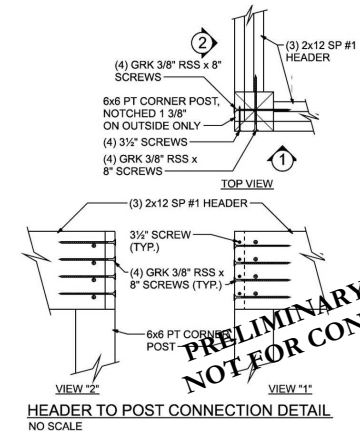
RAFTERS ARE FASTENED TO RAFTER PLATE w/ (5) 3" NAILS (ONE ON TOP INTO PLATE AND TWO TOE-NAILED INTO PLATE ON EACH SIDE)



RAFTER CONNECTION DETAIL

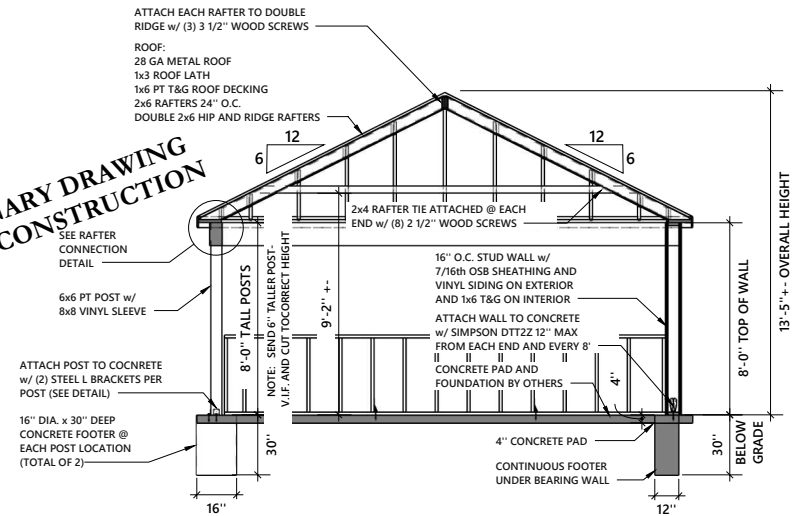


STEEL L-BRACKET DETAIL
NO SCALE



**PRELIMINARY DRAWING
NOT FOR CONSTRUCTION**

**PRELIMINARY DRAWING
NOT FOR CONSTRUCTION**



SECTION "C"

Special Notes/Comments

**NOT APPROVED
FOR CONSTRUCTION**

NO SCALE

Building Size

20x34 Vinyl Pavilion
Hip Roof w/ Wall
BYS P.O. #21433

Site Address

Brian Snyder
1519 Devere Dr,
Pasadena, MD 21122
443-865-5935



The Backyard Showcase
2604 Lincoln Highway E.
Ronks, PA 17572

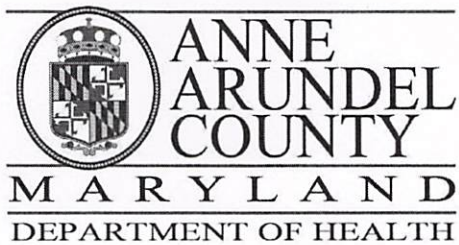
Date Created: August 25, 2025

Date Modified: August 25, 2025

m.j.p.

SHEET NO.

A-3



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 25, 2025

RE: Brian Snyder
1519 Devere Drive
Pasadena, MD 21122

NUMBER: 2025-0186-V

SUBJECT: Variance/Special Exception/Rezoning

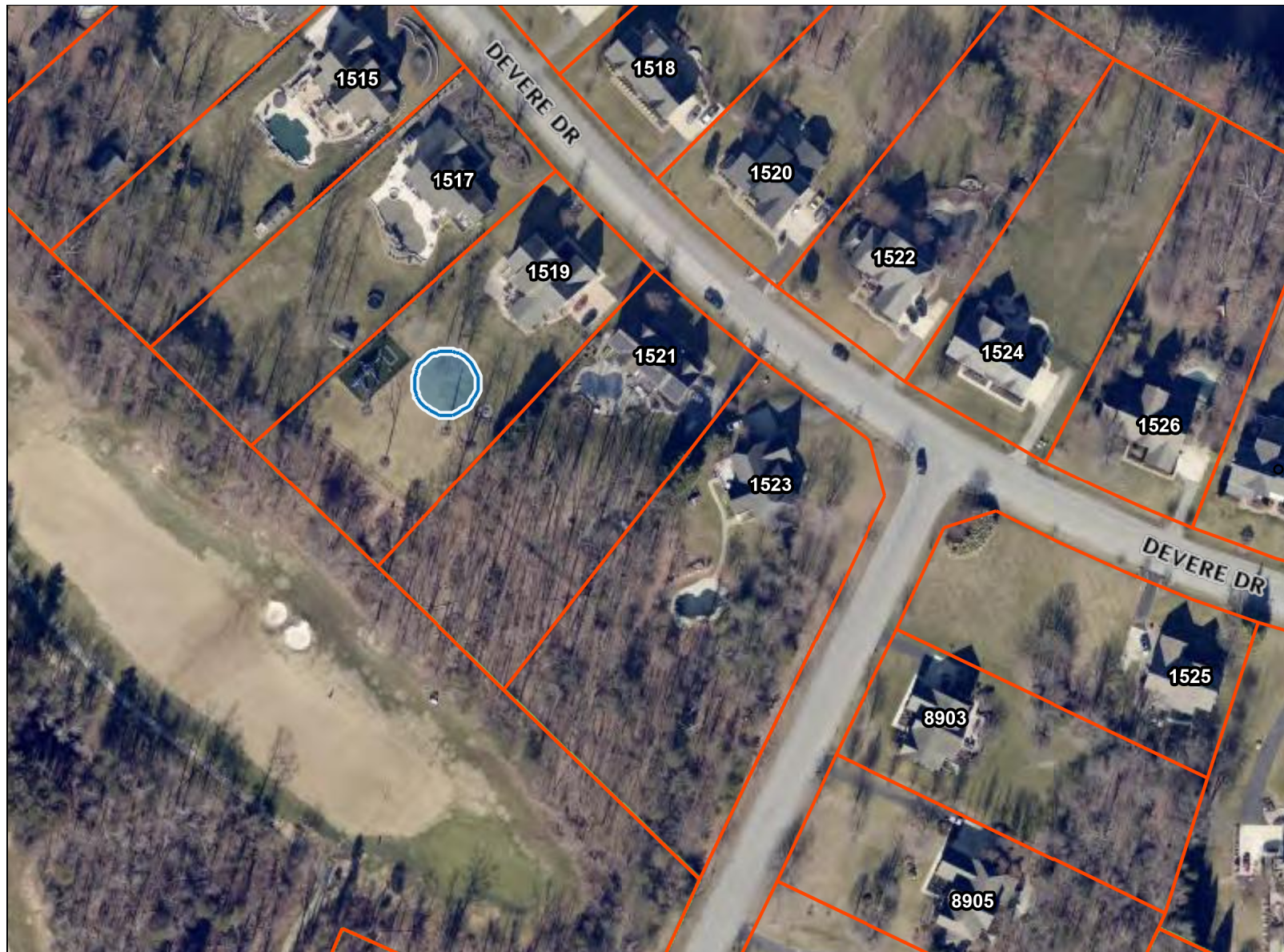
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If you have further questions or comments, please contact Brian Chew at 410-222-7413.

cc: Sterling Seay

1519 Devere Drive



Legend

Foundation

Addressing



Parcels



Parcels - Annapolis City



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none



0 150 300
ft



THIS MAP IS NOT TO BE
USED FOR NAVIGATION

Notes