

September 24, 2025

To Whom it May Concern,

We are applying for a variance at 525 Overhill Dr, permit B02435209. The intent is to convert existing detached garage into a ADU small dwelling unit complete with bedroom, kitchenette, full bathroom, washer/dryer and living area. There is no extension of existing structure, just interior conversion of the use of the space. Space is 515.20 sf and located at 525 Overhill Dr Edgewater, MD 21037.

In accordance with Article 18-2-204(b)(4), an accessory structure may not be located in front yard of a non-waterfront lot. Thus, per permit reviewer, the change in use requires a variance prior to approval.

Sincerely,

Sandra Callejas (applicant)

Charter
title

CASE # CT-110574MD



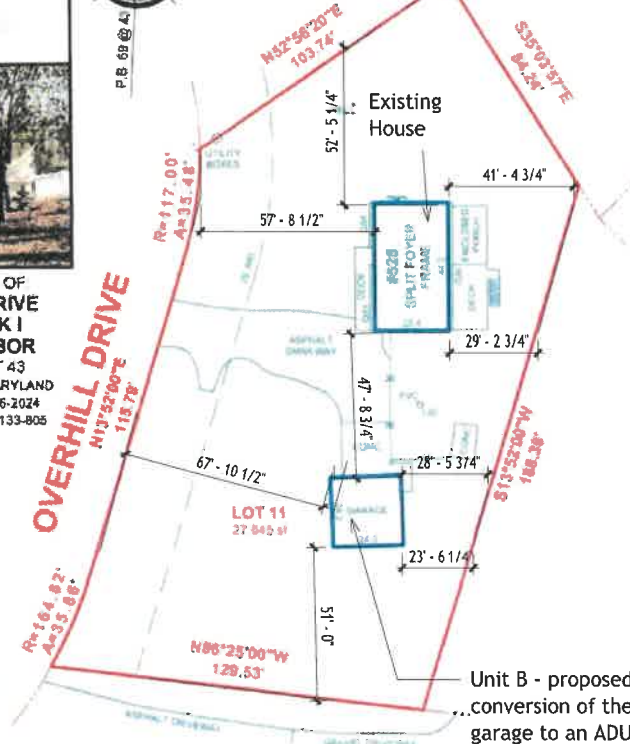
LOCATION DRAWING OF
#525 OVERHILL DRIVE
LOT 11 BLOCK I
HOLLY HILL HARBOR
PLAT BOOK 89, PLAT 43
ANNE ARUNDEL COUNTY, MARYLAND
SCALE 1"=40' DATE 11-06-2024
DRAWN BY AP FILE # 2410133-805

LEGEND.

FE= FENCE
SE= BASEMENT ENTRANCE
SW= SW WINDOW
BR= BRICK
BL= BUILDING RESTRICTION LINE
BMT= BASEMENT
CS= CONCRETE STAIR OR SLAB
COC= CONCRETE
DPS= DRIVEWAY
LP= UTILITY POLE
PS= FRAME
RAC= RACON
RFF= WINDOW
OAF= OVERHANG
PUE= PUBLIC UTILITY EMB
PUB= PUBLIC IMPROVEMENT EMB

COLOR KEY.

Red= RECORD PROPERTY LINE
Blue= RECORD EASEMENT
Green= EASEMENT TO A NEIGHBORING LOT



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK RECORDED HEREIN AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION OF CHAPTER 89, § 3-20 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. THIS SURVEY IS NOT TO BE USED OR REPRODUCED 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 SECURED FINANCING OR REFINANCING. THIS PLAT IS OF RECORD TO A CONVEYANCE OR RECORD AS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONVEYANCE OF THE PROPERTY HEREIN AND FOR FINANCING. THE LEVEL OF ACCURACY FOR THIS DRAWING IS 1:10. NO TITLE REPORT HAS BEEN DONE BY THIS COMPANY. THE PROPERTY IS SUBJECT TO ALL NOTED RESTRICTIONS AND EASEMENTS OF RECORD. BUILDING RESTRICTION LINES AND EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY. IMPROVEMENTS SHOWN IN THE SURVEY PLAT SHOULD APPEAR TO BE IN A STATE OF SUBSTANTIAL COMPLETION. THIS SURVEY MAY NOT BE REPRODUCED IF IT APPEARS TO BE A REPRODUCTION OF A BOUNDARY SURVEY IS RECOMMENDED.

A Land Surveying Company

DULEY
and
Associates, Inc.
Serving D.C. and MD
14604 Elm Street, Upper Marlboro, MD 20772
Phone 301-866-1111 Fax 301-866-1114
Email: orders@doley.biz On the web: www.doley.biz

AUTODESK

Site Plan

1" = 40'-0" www.autodesk.com/revit

525 Overhill Dr
Edgewater, MD 21037

No.	Description	Date
1	Revision 1	Date 1

Site Plan

Project number	05	A101a
Date	7/1/25	
Drawn by	Sandra Callejas	
Checked by	Checker	
Scale 1" = 40'-0"		

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: 9/24/25

Tax Map #	Parcel #	Block #	Lot #	Section
01-41190020600			11	

FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
General Project Information

Tax ID:

Project Name (site name, subdivision name, or other) 525 Overhill Dr - Alteration

Project location/Address 525 Overhill Dr

City Edgewater, MD

Zip 21037

Local case number B02435209

Applicant: Last name Callejas

First name Sandra

Company

Application Type (check all that apply):

Building Permit	<input type="checkbox"/>	Variance	<input checked="" type="checkbox"/>
Buffer Management Plan	<input type="checkbox"/>	Rezoning	<input type="checkbox"/>
Conditional Use	<input type="checkbox"/>	Site Plan	<input type="checkbox"/>
Consistency Report	<input type="checkbox"/>	Special Exception	<input type="checkbox"/>
Disturbance > 5,000 sq ft	<input type="checkbox"/>	Subdivision	<input type="checkbox"/>
Grading Permit	<input type="checkbox"/>	Other	<input type="checkbox"/>

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:

Existing detached garage to be converted into an ADU small dwelling unit complete with bedroom, kitchenette, full bathroom, washer/dryer and living area. There is no extension of the existing garage, all work is interior work.
--

Intra-Family Transfer	Yes <input type="checkbox"/>	Growth Allocation	Yes <input type="checkbox"/>
Grandfathered Lot	<input type="checkbox"/>	Buffer Exemption Area	<input type="checkbox"/>

Project Type (check all that apply)

Commercial	<input type="checkbox"/>	Recreational	<input type="checkbox"/>
Consistency Report	<input type="checkbox"/>	Redevelopment	<input type="checkbox"/>
Industrial	<input type="checkbox"/>	Residential	<input checked="" type="checkbox"/>
Institutional	<input type="checkbox"/>	Shore Erosion Control	<input type="checkbox"/>
Mixed Use	<input type="checkbox"/>	Water-Dependent Facility	<input type="checkbox"/>
Other	<input type="checkbox"/>		

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft	Total Disturbed Area	Acres	Sq Ft
IDA Area					515
LDA Area					
RCA Area					
Total Area					

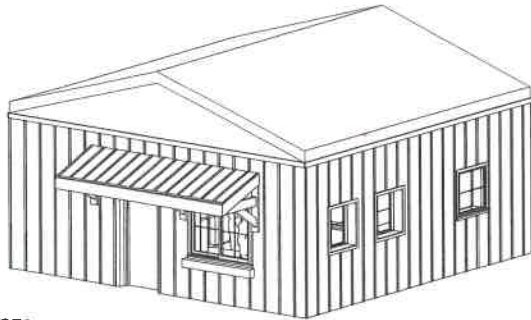
of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees			Existing Lot Coverage		
Created Forest/Woodland/Trees			New Lot Coverage		
Removed Forest/Woodland/Trees			Removed Lot Coverage		
			Total Lot Coverage		

VARIANCE INFORMATION (Check all that apply)

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

Variance Type	Structure
Buffer	Acc. Structure Addition <input checked="" type="checkbox"/>
Forest Clearing	Barn <input type="checkbox"/>
HPA Impact	Deck <input type="checkbox"/>
Lot Coverage	Dwelling <input type="checkbox"/>
Expanded Buffer	Dwelling Addition <input type="checkbox"/>
Nontidal Wetlands	Garage <input type="checkbox"/>
Setback	Gazebo <input type="checkbox"/>
Steep Slopes	Patio <input type="checkbox"/>
Other <input checked="" type="checkbox"/>	Pool <input type="checkbox"/>
change in use of accessory structure	Shed <input type="checkbox"/>
	Other <input type="checkbox"/>



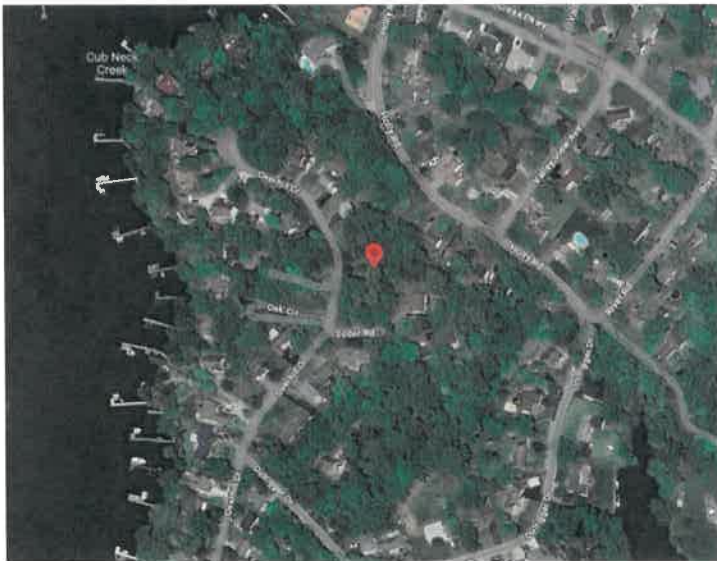
1 {3D}

Scope of Work:

Existing detached garage to be converted into an ADU small dwelling unit complete with bedroom, kitchenette, full bathroom, washer/dryer and living area. There is no extension of the existing garage, all work is interior work.

Total Square Footage: 515.20 sf (no change to existing square footage)

Applicable Code: 2021 International Residential Code (IRC)



Google View of Address



www.autodesk.com/revit

525 Overhill Dr
Edgewater, MD 21037

No.	Description	Date
1	Revision 1	Date 1

Cover Sheet

Project number 05
Date 6/9/25
Drawn by Sandra Callejas
Checked by Checker

A100

Scale

GENERAL NOTES:
ALL WORK TO BE PROVIDED BY CONTRACTOR UNLESS IT IS SPECIFICALLY NOTED TO BE DONE BY OTHERS. WHERE INSTALL IS BY OTHERS, CONTRACTOR TO COORDINATE WITH OVERALL PROJECT SCHEDULE.

SAFETY

1. CODES: CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES IN FORCE AT THE TIME OF CONSTRUCTION.

2. SUBCONTRACTOR COORDINATION: CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF THEIR SUBCONTRACTORS AND FOR THE SCHEDULING COORDINATION OF WORK INDICATED ON THE DRAWINGS TO BE DONE BY OTHERS.

3. LAYOUT: CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES DISCOVERED.

SERVICE SHUTDOWNS: CONTRACTOR TO NOTIFY THE OWNER AND LANDLORD (48) HOURS IN ADVANCE OF SERVICE SHUTDOWN. CONTRACTOR TO OBTAIN THE OWNER AND LANDLORD 'S PERMISSION TO SHUTDOWN ANY BUILDING SERVICE.

4. SITE CLEANING: CONTRACTOR TO CLEAN PREMISES AND REMOVE DEBRIS ON A REGULAR BASIS.

5. UNEXPECTED CONDITIONS: CONTRACTOR TO NOTIFY ARCHITECT OF ANY CONDITIONS WHICH ARE UNCOVERED WHICH DIFFER FROM WHAT IS SHOWN ON THESE DRAWINGS.

6. CONTRACTOR TO COMPLY WITH LANDLORD WORK RULES.

7. CONTRACTOR RESPONSIBLE FOR DESIGN/BUILD SPRINKLER AND FIRE ALARM INSTALLATION, PERMITS AND CONSTRUCTIONS.

DRAWING SPECIFICITY

8. IT IS NOT THE INTENT OF THESE DRAWINGS TO SHOW EVERY NAIL, SCREW, BOLT AND CONNECTION, ETC. REQUIRED TO INSTALLED A GIVEN ITEM. THE CONTRACTOR IS TO MAKE REASONABLE ASSUMPTIONS AS TO 9. MISCELLANEOUS ITEMS WHICH ARE REQUIRED TO INSTALL ITEMS NOTED ON THE DRAWINGS.

10. CONTRACTOR TO PROVIDE NECESSARY BACKING, BLOCKING AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL FIXTURES AND OTHER ITEMS REQUIRING SAME.

DIMENSIONS: HORIZONTAL DIMENSIONS ARE FROM FINISH SURFACE TO FINISHED SURFACE U.O.N. VERTICAL DIMENSIONS ARE FROM TOP OF SLAB U.O.N. DRAWINGS ARE NOT TO BE SCALED.

NOTE ALL SYMBOLS SHOWN ARE USED.



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525 Overhill Dr
Edgewater, MD 21037

No.	Description	Date

General Notes

Project number	05
Date	6/9/25
Drawn by	Author
Checked by	Checker

A100a
Scale

3668

[illegible]

The instant complaint was brought by very serious charges in substance the parties was and will be referred to Anne Alexander County Court requested in addition to be compensated for pain and a moral damage responsibility of the defendant property owners and the organization in Anne Alexander County Public Abuse Management with any further proceedings of the properties during the case.

[illegible][illegible][illegible]

DATA

[illegible]

Scale: 1" = 100'
Date: 08/05/1978

A RECONSTRUCTION OF MOST OF
MOLLY WHEEL HARBOR
FIRST ELECTION DISTRICT
BANK BRIMMER CO, ALABAMA
FREDDY DESIGN ASSOCIATES
ART CHAIR DESIGN
ARCHITECT AND LANDSCAPE
DESIGN
LAND PLANNING CONSTRUCTION SYSTEMS

4526-73

3668

[illegible][illegible]

The investigation was about 75 percent completed at the time of the receipt of the subpoena, and was directed to Santa Barbara County Attorney and Sheriff Oscar A. Hoot for a future continuing appearance of the defendant.

[illegible]

1. I hereby certify that the list above remains as correct, the
two subdivisions of part of the first category by "Rural"
"Corporate" and "Dairy & Cattle", and by "Horse & Horse-
man" and "Cattleman", making a total of 111 Members. Details
of the Constitution of the Club, and the Properties, etc. by the
first part of 1924 and March 26, 1924 respectively and

DATA

[illegible]

40	675600	70.24	37.18	50.78
50	100500	80.50	40.21	87.80
55	170000	81.00	41.67	52.80

DATE	TIME	C.B.	AGE
09/01	05:25	120305352	56/05
09/01	06:02	112719400	48/11
09/01	06:30	110319300	50/17
09/01	07:27	110315026	53/05

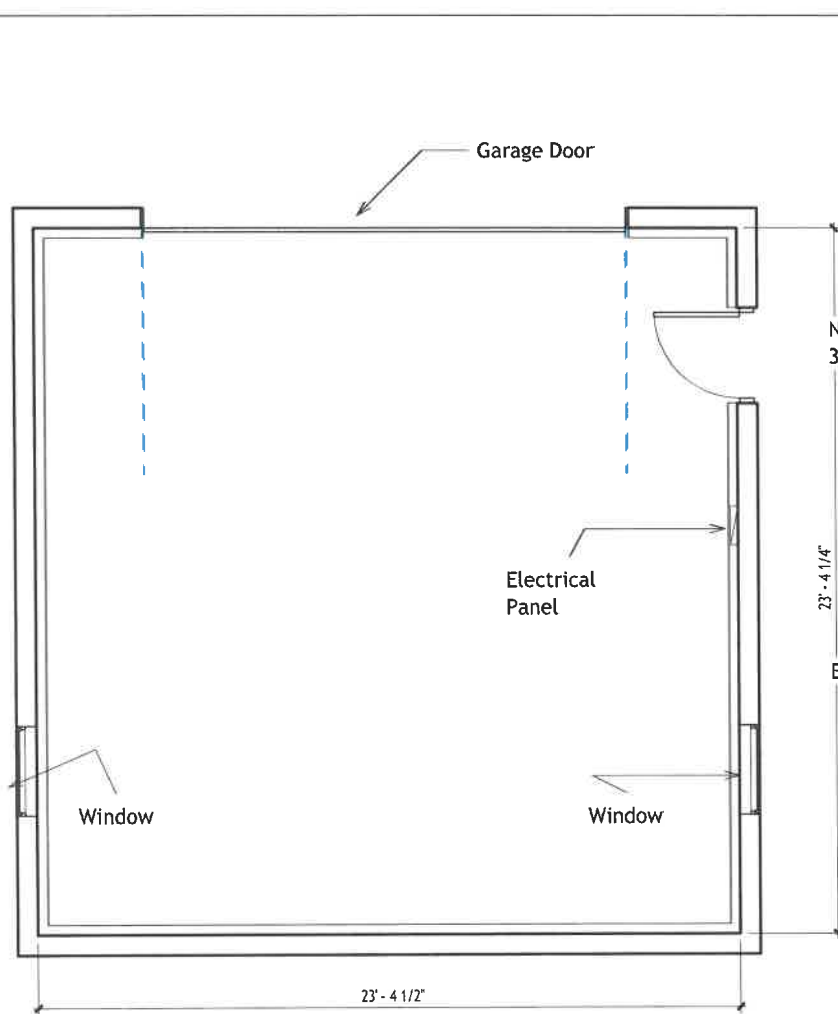
✓

Project number	05
Date	6/9/25
Drawn by	Author
Checked by	Checker

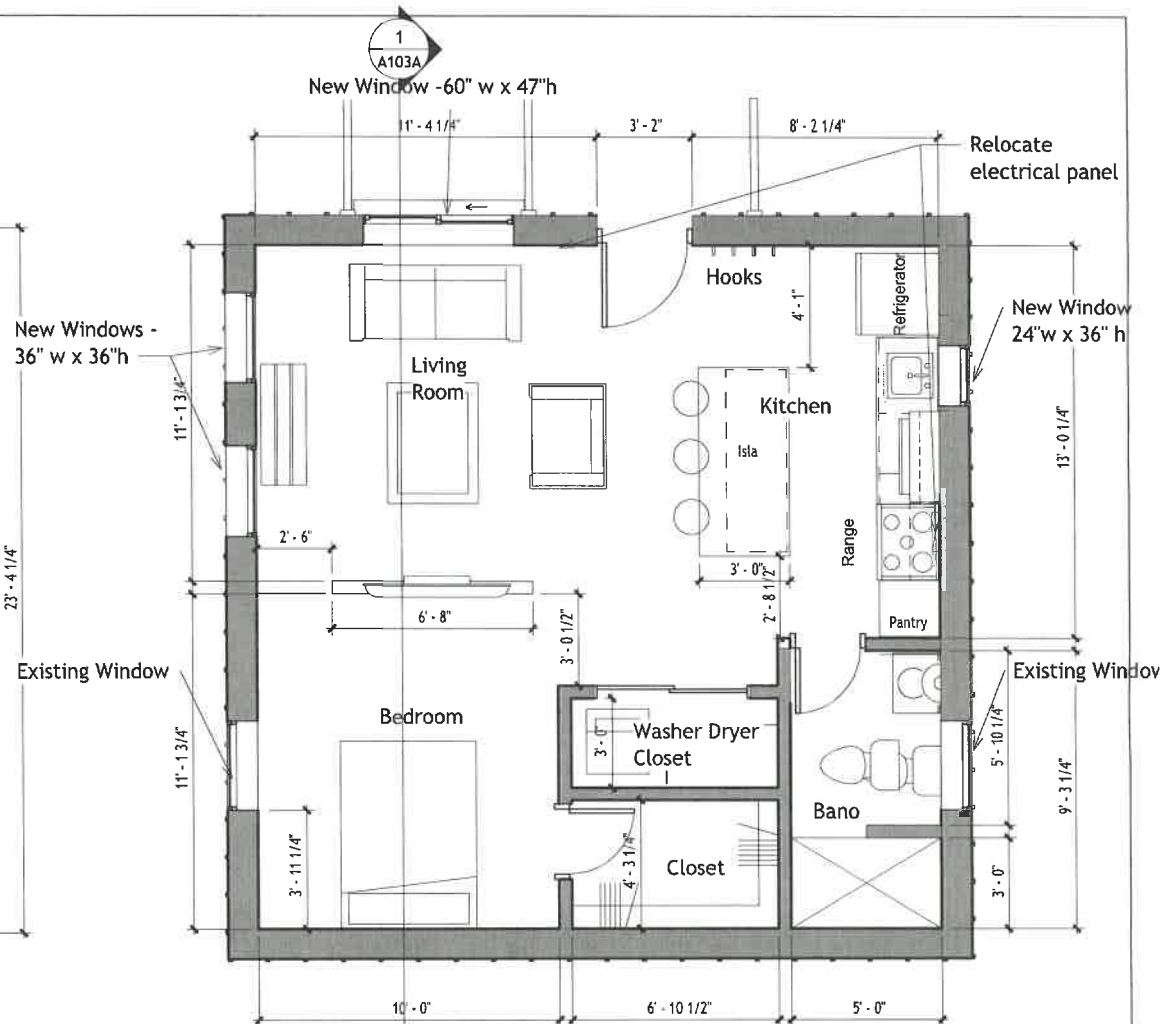
Scale 1" = 300'-0"



6/9/2025 1:54:32 AM



① First Floor Architectural Plan
1/4" = 1'-0"



② First Floor Architectural Plan
1/4" = 1'-0"

AUTODESK

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525 Overhill Dr
Edgewater, MD 21037

No.	Description	Date

First Floor Plan

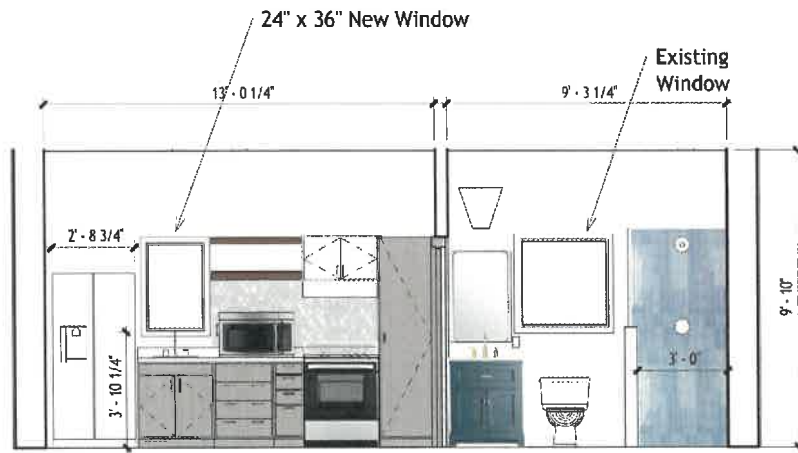
Project number 05
Date 6/9/25
Drawn by Sandra Callejas
Checked by Checker

A102

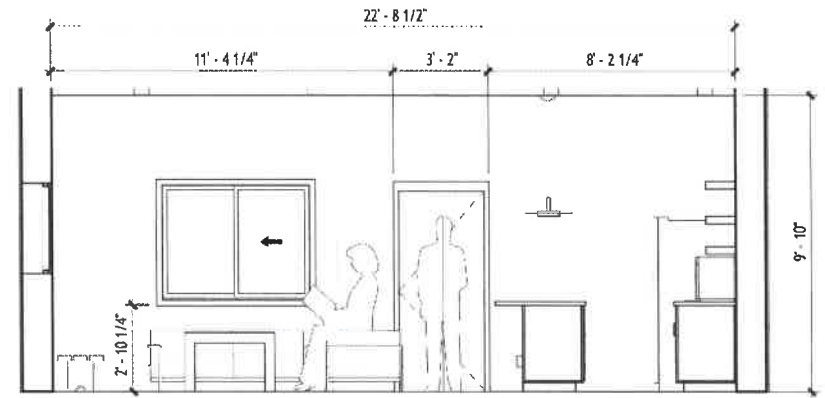
Scale 1/4" = 1'-0"



① Section 2
1/4" = 1'-0"



② Section 3
1/4" = 1'-0"



③ Section 4
1/4" = 1'-0"



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525 Overhill Dr
Edgewater, MD 21037

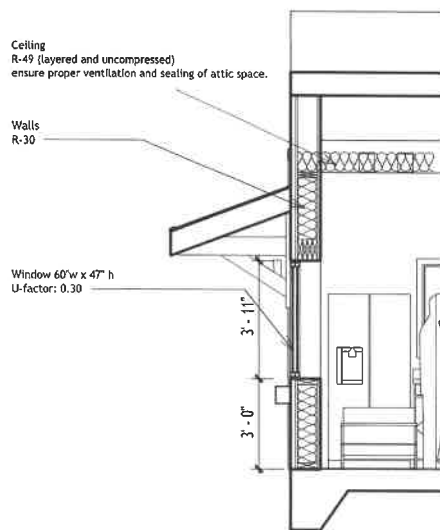
No.	Description	Date

Interior Section/Elevations

Project number: Project Number
Date: Issue Date
Drawn by: Author
Checked by: Checker

A103

Scale 1/4" = 1'-0"



1 Overall Section
1/4" = 1'-0"



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525 Overhill Dr
Edgewater, MD 21037

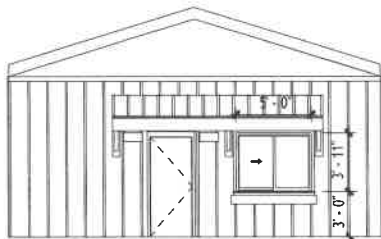
No.	Description	Date
1	Revision 1	Date 1

Section

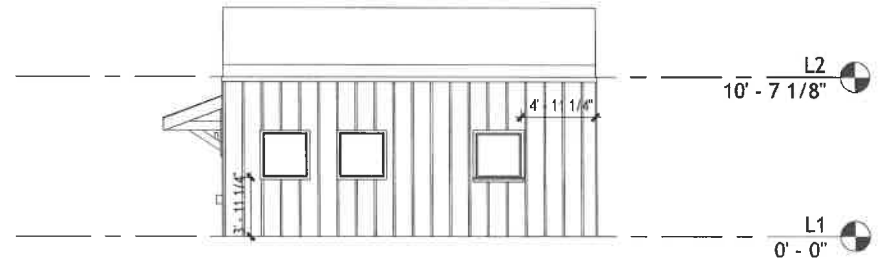
Project number 05
Date 6/9/25
Drawn by Sandra Callejas
Checked by Checker

A103A

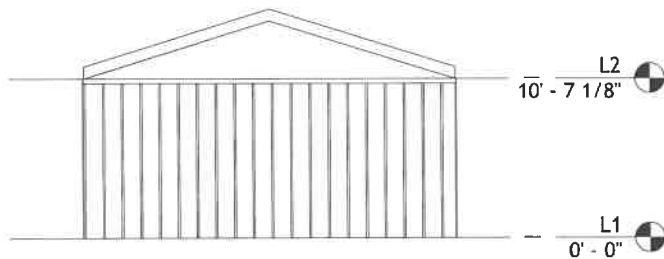
Scale 1/4" = 1'-0"



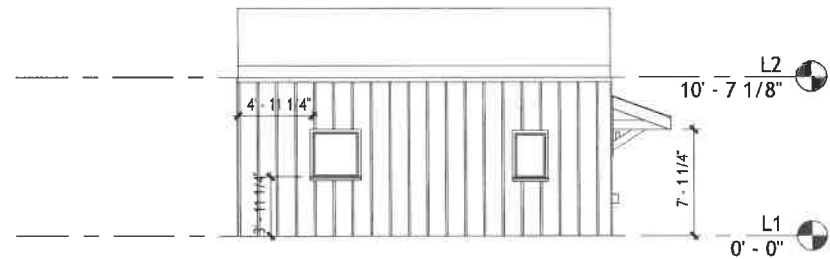
① North Architectural Building Elevation
1/8" = 1'-0"



③ West Architectural Building Elevation
1/8" = 1'-0"



② South Architectural Building Elevation
1/8" = 1'-0"



④ East Architectural Building Elevation
1/8" = 1'-0"



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525 Overhill Dr
Edgewater, MD 21037

No.	Description	Date

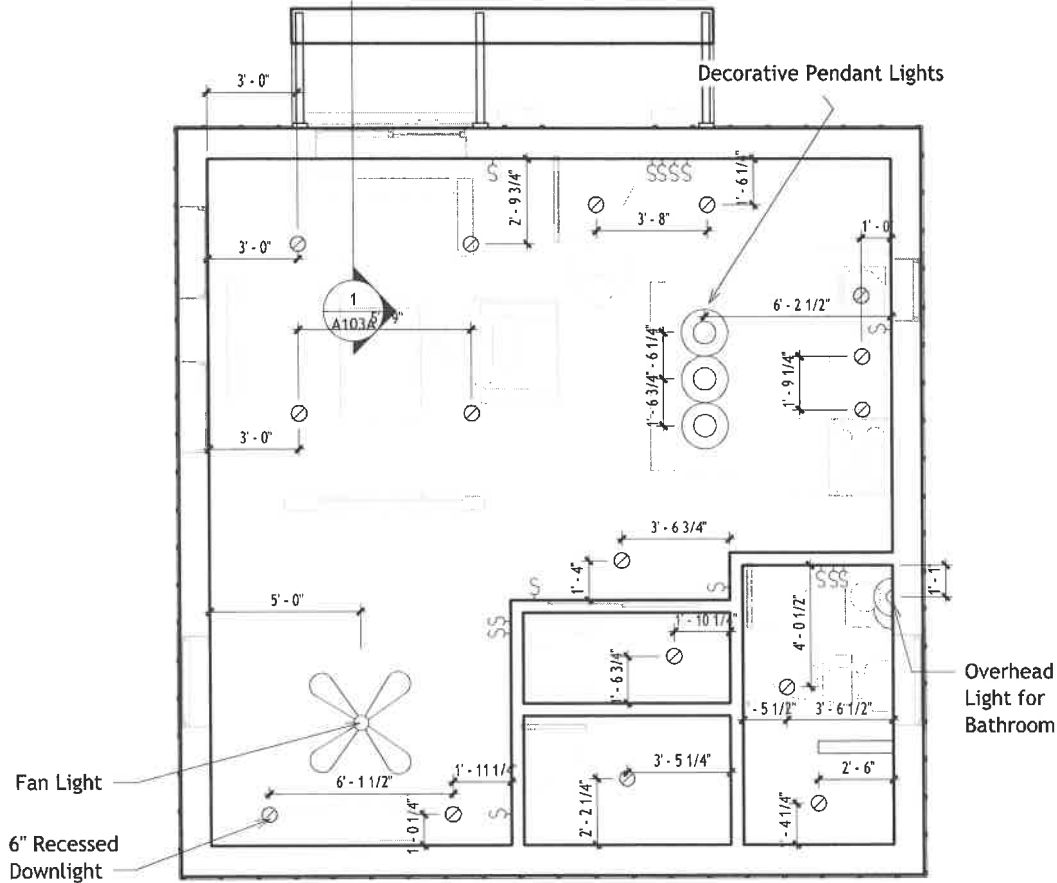
Elevations

Project number 05
Date 6/9/25
Drawn by Sandra Callejas
Checked by Checker

A104

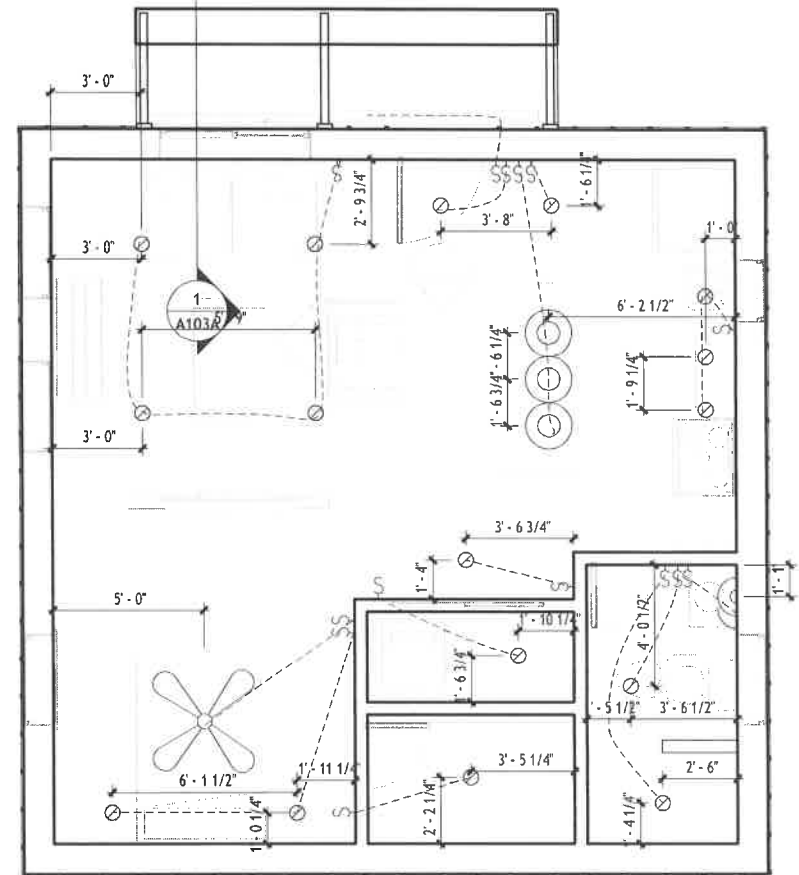
Scale 1/8" = 1'-0"

1
A103A
Reflected Ceiling Lighting Plan with Lights



1 First Floor Architectural Ceiling Plan
1/4" = 1'-0"

1
A103A
Reflected Ceiling Lighting Plan with Switches



2 First Floor Architectural Ceiling Plan
1/4" = 1'-0"

AUTODESK

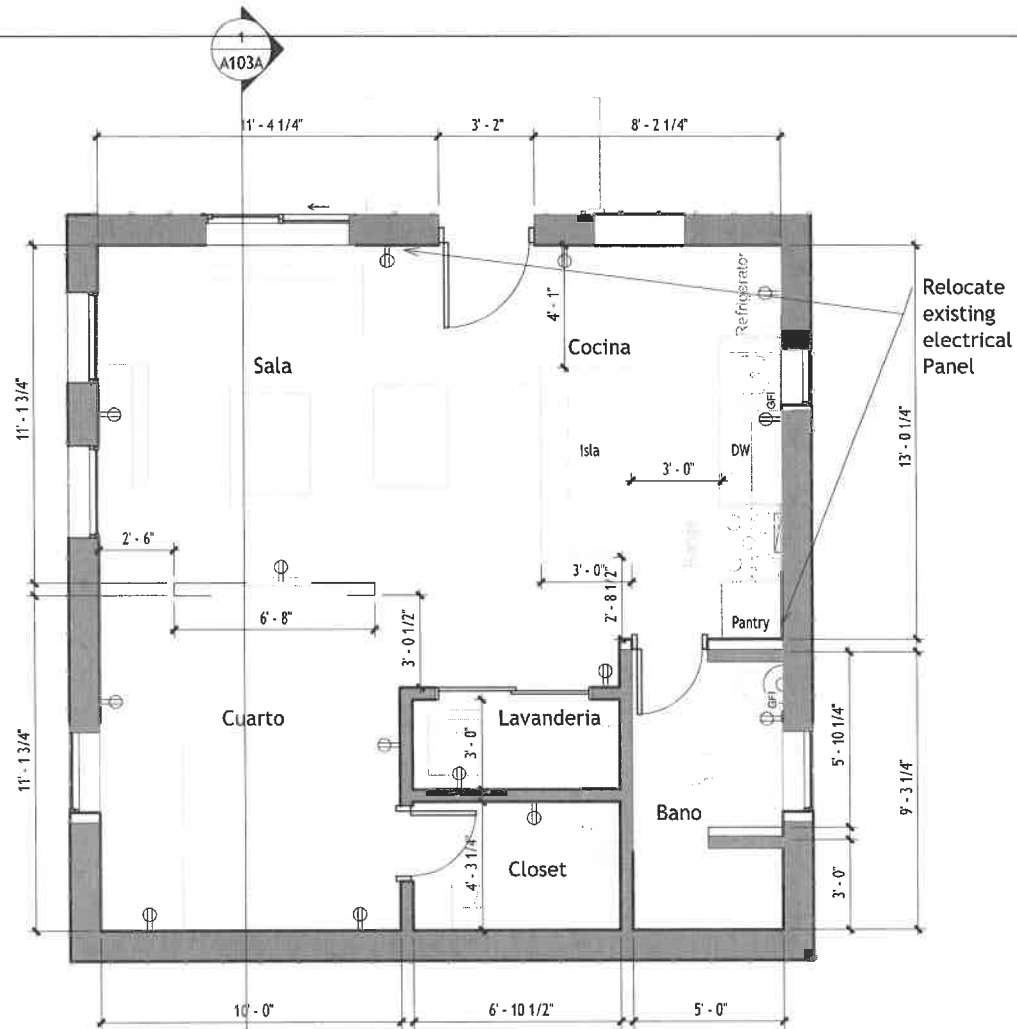
www.autodesk.com/revit

525 Overhill Dr
Edgewater, MD 21037

No.	Description	Date

Reflected Ceiling Plan

Project number	05	A105
Date	6/9/25	
Drawn by	Author	
Checked by	Checker	
Scale		1/4" = 1'-0"



1 First Floor Architectural Plan
1/4" = 1'-0"

AUTODESK

www.autodesk.com/revit

525 Overhill Dr
Edgewater, MD 21037

No.	Description	Date

Outlets

Project number 05
Date 6/9/25
Drawn by Author
Checked by Checker

A106

Scale 1/4" = 1'-0"



OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE

PRE-FILE #: 2025-0100-P
DATE: 10/30/2025
OPZ STAFF: David Russell
Subhash Dhir

APPLICANT/REPRESENTATIVE: Sandra Callejas

EMAIL: callejas.sandra@gmail.com

SITE LOCATION: 525 Overhill Drive

LOT SIZE: 27,645 square feet

ZONING: R2

CA DESIGNATION: LDA

BMA: n/a

BUFFER: n/a

APPLICATION TYPE: Variance

The applicant proposes the conversion of an existing detached garage into accessory dwelling unit (ADU), including a bedroom, kitchenette, full bathroom, washer/dryer and living area. The existing detached garage, proposed for conversion, is in the front yard of the property. Accessory structures are prohibited in the front yards of nonwaterfront lots. As such, the proposed garage conversion to an ADU requires variance to section 18-2-204(b)(4) which states the following:

- (4) An accessory structure may not be located in the front yard of a nonwaterfront lot.

COMMENTS

Zoning Administration Section:

On the site plan, please ensure all dimensions and pertinent information are legible. In particular, please provide more legible dimensions for the garage.

The applicant is reminded, 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 (a through c) and provide adequate justification for each of the variances required.

Although not required for the variance submission, site photos, elevations, and/or construction plans are very helpful in determining what is proposed, and strongly recommended to be included as support documents for the variance application.

Inspections and Permits - Engineering Division:

This office has received the subject application, reviewed for engineering (utilities, stormwater) issues and has the following comments:

1. The property is served by public sewer and private water well.
2. Stormwater management will not be required as the interior conversion of the existing garage into an ADU.

Based on the above, this office has no objection to the above referenced variance request from either an engineering and/or utility standpoint.

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.