

Debra Winegar  
3900 Patuxent River Rd  
Davidsonville, MD 21035

10/13/2025

Office of Planning and Zoning  
Anne Arundel County  
2664 Riva Road  
Annapolis, MD 21401

Subject: Request for Zoning Variance – 3900 Patuxent River Rd, Davidsonville MD 21035

Dear Administrative Hearing Officer,

I am writing to formally request a zoning variance for my property located at 3900 Patuxent River Rd, Davidsonville MD 21035, Parcel 152, pursuant to §18-16-305 of the Anne Arundel County Code. The purpose of this request is to seek relief from 18-2-204(c)- An accessory structure may NOT be located on a lot other than the lot on which a principal structure is located, which currently prevents me from building a pole barn for storage on our property.

The need for this variance arises from the unique conditions of the lot, which previously contained a storage building. Upon purchase, we were required to demolish the structure due to zoning regulations. We now seek to construct a new pole barn in the same location, using the existing gravel pad to minimize environmental impact and disturbance.

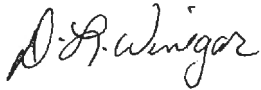
Although the proposed footprint exceeds 5,000 square feet, we respectfully request an exception to the grading plan requirement. The structure will be supported by column pier foundations only, with no strip footings or extensive excavation. Each pier will be 14 inches in diameter and 30 inches deep, installed using augers. This approach significantly limits land disturbance and aligns with the County's environmental goals. There is no proposed change to the existing grade or tree coverage.

Granting this variance will not adversely affect public safety, health, or welfare, and will not alter the essential character of the neighborhood. The proposed use is compatible with surrounding properties and consistent with the General Development Plan. I am committed to implementing any reasonable mitigation measures deemed necessary by the Office of Planning and Zoning.

Attached to this letter are supporting documents including site plans, historic aerial images, and any other relevant materials to assist in your review. I respectfully request that the Office of Administrative Hearings consider this application and grant the requested variance.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Winegar". The signature is fluid and cursive, with a large initial "D" and a stylized "W".

Debra Winegar  
Greenhouse Gardens, LLC



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:

Tax Map #	Parcel #	Block #	Lot #	Section
58	0152	0020		

**FOR RESUBMITTAL ONLY**

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

\*Complete Only Page 1  
General Project Information

Tax ID: 100009119107

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

Project location/Address 3900 Patuxent River Rd

City Davidsonville Zip 21035

Local case number

Applicant: Last name Winegar First name Debra

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:

Construction of new residential accessory storage building- pole barn

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	0				5568
LDA Area	0				
RCA Area	1.176		# of Lots Created		
Total Area	9.861				

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	7.9 +/-	344,721	Existing Lot Coverage	1.12	48,846
Created Forest/Woodland/Trees	0		New Lot Coverage		0
Removed Forest/Woodland/Trees	0		Removed Lot Coverage		0
			Total Lot Coverage	1.12	48,846

## VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance	0		Buffer Forest Clearing	0	
Non-Buffer Disturbance	0		Mitigation	0	

Variance Type		Structure	
Buffer	<input type="checkbox"/>	Acc. Structure Addition	<input type="checkbox"/>
Forest Clearing	<input type="checkbox"/>	Barn	<input type="checkbox"/>
HPA Impact	<input type="checkbox"/>	Deck	<input type="checkbox"/>
Lot Coverage	<input type="checkbox"/>	Dwelling	<input type="checkbox"/>
Expanded Buffer	<input type="checkbox"/>	Dwelling Addition	<input type="checkbox"/>
Nontidal Wetlands	<input type="checkbox"/>	Garage	<input type="checkbox"/>
Setback	<input type="checkbox"/>	Gazebo	<input type="checkbox"/>
Steep Slopes	<input type="checkbox"/>	Patio	<input type="checkbox"/>
Other	<input checked="" type="checkbox"/> Accessory structure without a primary structure	Pool	<input type="checkbox"/>
		Shed	<input type="checkbox"/>
		Other	<input checked="" type="checkbox"/> Pole Barn

Debra Winegar  
3900 Patuxent River Rd  
Davidsonville, MD 21035

October 13, 2025

Office of Planning and Zoning  
Anne Arundel County  
2664 Riva Road  
Annapolis, MD 21401

Subject: Environmental and Site Impact Statement – 3900 Patuxent River Rd, Davidsonville, MD

Dear Administrative Hearing Officer,

I am submitting this letter in support of my zoning variance application for the property located at 3900 Patuxent River Rd, Davidsonville, MD. Below are responses to the required environmental and site impact criteria:

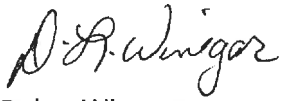
- **Proposed Use:** The property is zoned RA, and the proposed use is the construction of a pole barn for personal storage. The structure will support residential activities and is not intended for commercial, industrial, or maritime purposes.
- **Vegetation and Disturbance:** The parcel is predominantly covered with mature deciduous trees and native shrubs, which occupy approximately 80% of the total lot area. The proposed development will disturb less than 5,600 square feet (approx. 1.3% of the existing lot), primarily limited to the footprint of the pole barn. Mitigation efforts include reusing the existing gravel pad, preserving surrounding vegetation, and avoiding additional clearing or grading.
- **Water Quality and Habitat Protection:** To minimize environmental impacts, sediment and erosion control measures will be implemented, including silt fencing around the disturbed area. Stormwater will be managed through natural infiltration via the existing gravel base, which reduces runoff and promotes percolation. No changes will be made to natural drainage patterns.
- **Impervious Surface Calculation:** Prior to construction, the impervious surface includes approximately 48,846 square feet of gravel and minor concrete pads, and a small well house. After construction, there will be no change to the total impervious because our

proposal will reuse the existing gravel base. No new driveways or paved areas are proposed.

- **Habitat Protection Areas:** A portion of the property does include critical area buffers. The proposed development is located outside of sensitive environmental zones and will not impact any known rare or endangered species or waterfowl habitats.

Thank you for your time and consideration of this application. Please feel free to contact me should you require any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Winegar". The signature is fluid and cursive, with a large initial "D" and a stylized "W".

Debra Winegar

Greenhouse Gardens, LLC



# Standard Grading Plan Application

Tax Account Number 1000009119107 Building Permit # \_\_\_\_\_  
(if applicable)

Subdivision Name (if applicable) \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_

Location 3900 Patuxent River Rd  
Number Street Post Office

Owner Green House Gardens LLC marylandtree@gmail.com  
Name Phone Email  
1239 ROSSBACK RD, Davidsonville MD 21035  
Address State Zip

Proposed Work Install new pole barn on existing gravel pad from and old barn that was already demolished.

Critical Area Designation RCA Distance from water to disturbed area 1,600 ft.

Steepest slope disturbed 0 % Lot size 9.86 ac Area to be disturbed 0 sq. ft.

I/we certify that I/we have the authority to make this application; that the proposed work is authorized by the owner in fee; that the information above is correct and that I/we have chosen this method to satisfy our sediment control obligation. I/we certify that the proposed construction meets the conditions and limitations established and contained in the *Anne Arundel Soil Conservation District Standard Sediment and Erosion Control Plan*; and I/we have the ability and will meet all the limitations and conditions set forth by said plan.

Applicant's Signature *D. Winegar* Date 7/21/2025

Applicant's Name (please print) Debra Winegar, Green House Gardens LLC  
Company Name – if a corporation

- Approved - Compliance with the Standard Erosion Control Plan for Anne Arundel County, and:
- ☐ the attached Standard Plan becomes part of the building permit and is subject to any special conditions listed below.
  - ☐ the attached Standard Plan allows for site grading without a separate grading permit and is subject to any special conditions listed below. Approval is granted for one year unless otherwise noted.
- 
- ☐ Not Approved - Grading permit required. Site fails to meet the conditions as detailed in the *Anne Arundel Soil Conservation District Standard Sediment and Erosion Control Plan*.

Inspector \_\_\_\_\_  
Sign and Print Date

SPECIAL CONDITIONS:



2664 Riva Road  
Annapolis MD 21401  
Phone: (410) 222-7790  
[www.aacounty.org/inspections-and-permits](http://www.aacounty.org/inspections-and-permits)

---

## Standard Grading Plan Procedure **Not** Associated with a Building Permit

The submittal package must include:

- A cover letter with a contact name, phone number and email address.
- A completed Standard Grading Plan Application with the tax account of the property
- (1) copy of a Scaled Site Plan on a maximum of an 11" x 17" sized paper. The Plan must include, at a minimum, the following items:
  1. Scaled drawing of the property with dimensions drawn at a specific ratio relative to the actual size of the proposed work. (i.e. 1" = 20', 1" = 40', 1" = 50' maximum)
  2. The Limit of Disturbance (LOD)
  3. Existing structures (i.e. building, deck, shed, driveway, sidewalk, etc...)
  4. Areas classified as Critical Area, Buffer, Wetland, Forest Conservation, Streams, Steep Slopes or any other type of environmentally protected zone.
  5. Location or address of the property.
  6. Code Compliance Violation Case ID (if applicable, i.e. E-20xx-xxx)
- A completed Critical Area Worksheet if the site is in the Chesapeake Bay Critical Area or within a Bog Protection Area.

The submittal package is to be delivered to the Department of Inspections & Permits, Permit Center Reception Desk, 1st Floor, 2664 Riva Road, Annapolis, MD 21401 or emailed as a .pdf to [codecompliance@aacounty.org](mailto:codecompliance@aacounty.org)



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 2025-0213-V

DATE: November 17, 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 is contiguous to the Patuxent River Greenway Bayard Park. This development shall not discharge runoff to the County's property at a rate greater than existing conditions.
- 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

