

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

APPLICANT: David Webb

ASSESSMENT DISTRICT: 3

CASE NUMBER: 2025-0199-V

COUNCIL DISTRICT: 3

HEARING DATE: December 11, 2025

PREPARED BY: David Russell
Planner

DR

REQUEST

The applicant is seeking a variance to allow an accessory structure (carport) in the front yard of a non-waterfront lot, and with less setbacks than required, on property located at 635 B Street, in Pasadena.

LOCATION AND DESCRIPTION OF SITE

The subject property is shaped like a trapezoid, with approximately 105' of frontage onto B Street, and a rear property line approximately 190' in length. The property is approximately 39,400 square feet, located 550 feet west of the intersection of B Street and 9th Street, in the Chelsea Beach neighborhood (Parcel 106, Grid 16, Tax Map 24, Lot 20). This non-waterfront property is zoned R2 - Residential, with a portion of the southeast corner (rear yard) located within the Chesapeake Bay Critical Area designation - Limited Developed Area (LDA). The property is improved with a two-story single-family dwelling, semi-circular driveway with a paved parking pad, an above-ground pool connected to the dwelling with decking, a shed, and fencing around the rear yard.

PROPOSAL

The applicant proposes the construction of a detached carport. The proposed structure will be 24' x 20' x 13' tall, and placed on a recently installed parking pad.

REQUESTED VARIANCES

§ 18-2-204(b)(4) of the Anne Arundel County Code prohibits accessory structures in the front yards of non-waterfront lots. The proposed location is in the front yard, necessitating variance to this section of the Code.

§ 18-4-601 requires a minimum side setback of 7 feet for accessory structures. The proposed location of the structure will be as close as 5' from the side property line, necessitating a variance of 2 feet.

FINDINGS

The subject property is generally shaped like a trapezoid, and consists of approximately 39,400 square feet of land, exceeding the R2 minimum lot size of 20,000 square feet (if not served by public sewer). The proposed location for the carport is on top of a recently constructed parking pad, near the property's eastern side property line. This side property line creates the rear property lines for 4 adjacent properties with frontage onto 8th Street. The proposed location of the carport is a few feet in front of an existing 12' x 16' shed. The existing shed is approximately 7.5 feet from the eastern side property line. The existing home is approximately 87 feet from the front property line, while the proposed carport location is approximately 62 feet from the front property line, placing the carport in the front yard.

The proposed location of the carport will be as close as 5 feet from the eastern side property line. At this time, the applicant is unsure whether the carport would need to be 5 feet from the property line or if the minimum side setback could be maintained, at 7 feet. The new parking pad, and proposed location of the carport, is on an incline, west, toward the existing home. To better accommodate the elevation change, the applicant is requesting two feet of setback encroachment, to allow the carport installer more options on where to best position the carport on the new parking pad.

Agency Comments

The **Health Department** has reviewed the above referenced variance to allow an accessory structure (carport) in the front yard of a non-waterfront lot and with less setbacks than required.

The Health Department has reviewed the on-site sewage disposal and water supply system for the above referenced property. The Health Department has determined that the proposed request adversely affects the on-site sewage disposal system for 248 8th Street. The garage must be 20' feet away from the approved septic system. The Health Department recommends denial of the above referenced request.

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

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's size exceeds the R2 minimum requirements and is larger than most properties in the immediate vicinity. The property's eastern side lot line abuts the rear yards of four adjacent parcels. Septic systems are typically located in rear yards, placing the eastern boundary of the subject property in close proximity to the neighboring septic systems on those adjoining lots. The eastern side yard offers significantly more usable space than the western side,

and this area is already being used for parking. With 62 feet of space between the house and the eastern lot line, there is sufficient area for the carport to comply with the required setback. Moreover, the Health Department commented that the proposed carport location, near the eastern side property line, adversely affects the on-site sewage disposal system for 248 8th Street, adjacent to the east.

A review of County aerial imagery shows that detached garages are fairly common in the surrounding neighborhood. However, none of the nearby detached garages appear to be located in front yards. Nearly all are positioned in the rear yards of their respective properties. The subject property's rear yard is also significantly wider than those of nearby properties that contain rear-yard garages.

Although the proposed carport location may be convenient for the applicant, it is inconsistent with the established development pattern in this neighborhood. Along A Street, B Street, and 8th Street, no detached garages extend further toward the front property line than the existing dwellings. In nearly all cases, detached garages are located in rear yards.

According to the Health Department's analysis, the proposed carport location could create potential adverse effects on the adjacent property at 248 8th Street. Because the lot provides sufficient space to meet required setbacks, and there is sufficient area to locate the carport behind the front facade of the house, the variance request cannot be supported.

As such, the granting of the variance would not alter the essential character of the neighborhood or district in which the lot is located, but would substantially impair the appropriate use or development of adjacent property, and would 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 **denial** of the requested variances to § 18-2-204(b)(4) and 18-4-601 to allow an accessory structure in the front yard of a non-waterfront lot and with less setbacks than required.

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.

Variance Request Letter of Explanation

David Webb
635 B Street
Pasadena, Md.21122
Map 24, Parcel 0106, Block 10, Lot 20

To whom it may concern,

I am requesting a variance to install an accessory structure in the front yard of a non waterfront lot and to install as close as 5' to the side line. My accessory structure would be a 24'w x 20'd x 13'h metal carport to be installed by Carolina Carports on an existing asphalt driveway/ parking pad. The front setback would be 60' to carport.

The above referenced property is located in the water privileged community of Chelsea Beach with a mixture of older/ newer/ small and large houses. My property (.9 acre) is shaped similar to a trapezoid and doesn't have very much level ground. Property is zoned R2 and located in the critical area(LDA) as the rear left portion is partially located in that area even though the rest of the lot is not. The area of proposed work is not located in the critical area. It has a 3804 sq ft split level style house(25' high) with an attached/ detached deck around an above ground pool. It also has 2 storage sheds(12' high, 9' high) that are roughly 292 sq ft. House is located 87' from front, 112' from rear, 10' from one side and 62' from other side line. Shed is located 7.5' from side line. It has a u shaped asphalt driveway and then a parking pad behind the driveway which is off to the side but it is ahead of the front line of the house. Therefore requiring a variance per code § 18-2-204 (Accessory structures. (4) An accessory structure may not be located in the front yard of a non-waterfront lot.) I also am requesting to go as close as 5' to the side to let the installer slightly relocate the carport on the asphalt(further away from the edges) for better leveling and ground securing. Therefore requiring a variance per code § 18-4-601 (requires that accessory structures be set back a minimum of seven feet from the side lot line in an R2 zone).

Reasoning for not being able to install carport to county code is that the side area of the house is not level. That area has a difference in elevation as high as 3 foot where the carport would be if built behind the front line of the house. Carport installer would like to have the site level within 3-4 inches but in some cases they are willing to cut the legs up to 12" and install it with no warranty. I can provide documentation confirming that info. The proposed location is within that requirement.

The proposed location of the carport will have no negative effects on the

neighborhood, stormwater drainage or habitat. It also poses no safety hazard for any emergency vehicles coming to the property as it will be located behind the main u shaped driveway off to the side of house so they will still have clear unobstructed access to the house. Thank you for your time and consideration. If you need anymore information please don't hesitate to contact me.

Thank you,
David Webb
(443)889-3243
davewebb5500@gmail.com

INR FD SURE	20.00
RECORDING FEE	20.00
RECORDATION T	1,995.00
TR TAX COUNTY	2,850.00
0% TAX STATE	1,425.00
TOTAL	6,310.00
Recd # AA45	35996
RPD TEL	BLK # 1348
Jan 06, 2005	09:58 AM

TO HAVE AND TO HOLD the said lot or parcel of ground above described and mentioned and thereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto the proper use and benefit of the said parties of the second part, as tenants by the entireties, their personal representatives, heirs and assigns, in Fee Simple.


AND the said party of the first part hereby covenants that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed, will warrant specially the property granted and will execute such further assurances of the same as may be requisite.

BK 15793 PG 0226

WITNESS the Hand and Seal of said Grantors.

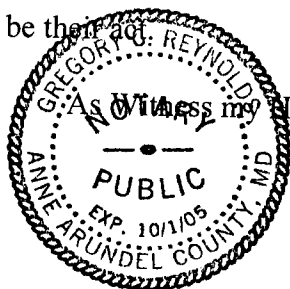
WITNESS:



 (SEAL)
VICKI L. GOFF

STATE OF MARYLAND, COUNTY OF ANNE ARUNDEL, TO WIT:

I HEREBY CERTIFY That on this 17th day of December, in the year 2004 before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared VICKI L. GOFF, the above-named Grantors, and they acknowledged the foregoing Deed to be their act.



As Witness my Hand and Notarial Seal.


NOTARY PUBLIC
My Commission Expires:

I HEREBY CERTIFY that this instrument was prepared by or under the supervision of an attorney duly admitted to practice before the Court of Appeals of the State of Maryland.


GREGORY C. REYNOLDS

2004-9059

RETURN TO:

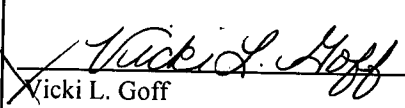
Maryland First Title, Ltd.
306 Crain Highway, North
Glen Burnie, Maryland 21061
(410) 863-1552

**Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate
Affidavit of Residence or Principal Residence**

Based on the certification below, Transferor claims exemption from the tax withholding requirements of § 10-912 of Maryland's Tax General Article. Section 10-912 states that certain tax payments must be withheld when a deed or other instrument that affects a change in ownership of real property is recorded. 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	
Vicki L. Goff	
2. Reason for Exemption	
Resident Status	<input checked="" type="checkbox"/> I, Transferor, am a resident of the State of Maryland <input type="checkbox"/> Transferor is a resident entity under § 10-912(A)(4) of Maryland's Tax General Article, I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.
Principal Residence	<input type="checkbox"/> Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC § 121.

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	
 Vicki L. Goff	
Signature	Signature

**Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.)
(Type or Print in Black Ink Only—All Copies Must Be Legible)**

Space Reserved for County Validation

Addendum
State of Maryland Land Instrument Intake Sheet
☐ Baltimore City ☒ County: Anne Arundel

*The addendum form should be used when one transaction involves more than two instruments.
Each instrument should be itemized in accordance with Section No. 1 of the Intake Sheet.*

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

<div>5</div> <div>(Continued)</div> <div>Fees</div>	Amount of Fees	Doc. 3	Doc. 4	Doc. 5	Doc. 6
	Recording Charge	\$ 40.00	\$	\$	\$
	Surcharge	\$	\$	\$	\$
	State Recordation Tax	\$	\$	\$	\$
	State Transfer Tax	\$	\$	\$	\$
	County Transfer Tax	\$	\$	\$	\$
	Other	\$	\$	\$	\$
	Other	\$	\$	\$	\$

<div>7</div> <div>(Continued)</div> <div>Transferred From</div>	Doc. 3 - Grantor(s) Name(s)		Doc. 4 - Grantor(s) Name(s)	
	David F. Webb			
	Julie A. Webb			
	Doc. 5 - Grantor(s) Name(s)		Doc. 6 - Grantor(s) Name(s)	
	Doc. 3 - Owner(s) of Record, if Different from Grantor(s)		Doc. 4 - Owner(s) of Record, if Different from Grantor(s)	
	Doc. 5 - Owner(s) of Record, if Different from Grantor(s)		Doc. 6 - Owner(s) of Record, if Different from Grantor(s)	

<div>8</div> <div>(Continued)</div> <div>Transferred To</div>	Doc. 3 - Grantee(s) Name(s)		Doc. 4 - Grantee(s) Name(s)	
	American Home Mortgage Acc., Inc.			
	Doc. 5 - Grantee(s) Name(s)		Doc. 6 - Grantee(s) Name(s)	

<div>9</div> <div>(Continued)</div> <div>Other Names to be Indexed</div>	Doc. 3 - Additional Names to be Indexed (Optional)		Doc. 4 - Additional Names to be Indexed (Optional)	
	Andrew Valentine, esq., trustee			
	Doc. 5 - Additional Names to be Indexed (Optional)		Doc. 6 - Additional Names to be Indexed (Optional)	

Special Instructions	Special Recording Instructions (if any)			

David Webb
635 B Street
Pasadena,Md. 21122

Critical Area Report

Narrative

To whom it may concern,

* The above referenced property is a residential R2 zoned 39,368 sq ft(.9 ac) piece of land. It has an existing single family home on it.

* The property has various types of mature trees spread throughout. My proposed project will not disturb any soil as the carport will be installed on an asphalt driveway.

* My project will not have any new effects on water quality or habitat.

* My impervious surface is roughly 6,554 sq ft prior to the project and will be the same after completion.

* My property does not have any expanded buffers, rare or endangered species, nesting sites, historic waterfowl staging or concentration areas, riparian forests, natural heritage areas, plant and wildlife habitats.

(no subject)

Sabra Childress <sabra.c@carolinacarports.com>
To: David Webb <davewebb5500@gmail.com>

Tue, Sep 23, 2025 at 1:25 PM

David youll need to call me once you obtain your permit. I cannot schedule anything until that permit is obtained. Also, they can cut legs up to 12" also if a site is unlevel, the unit will be installed as is with no warranty.

Thanks

Thanks,

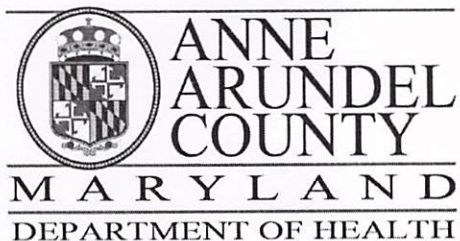


Sabra Childress

CCI Manager

Phone Number: (800) 670-4262 ext: 2029

[Quoted text hidden]



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

A handwritten signature in blue ink, appearing to be "BC", written over the name "Brian Chew" in the FROM field.

DATE: October 07, 2025

RE: David F. Webb
635 B Street
Pasadena, MD 21122

NUMBER: 2025-0199-V

SUBJECT: Variance/Special Exception/Rezoning

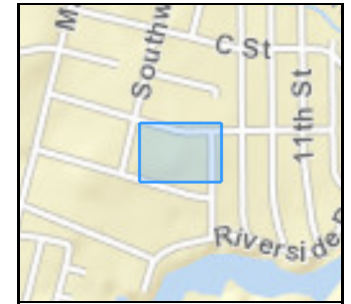
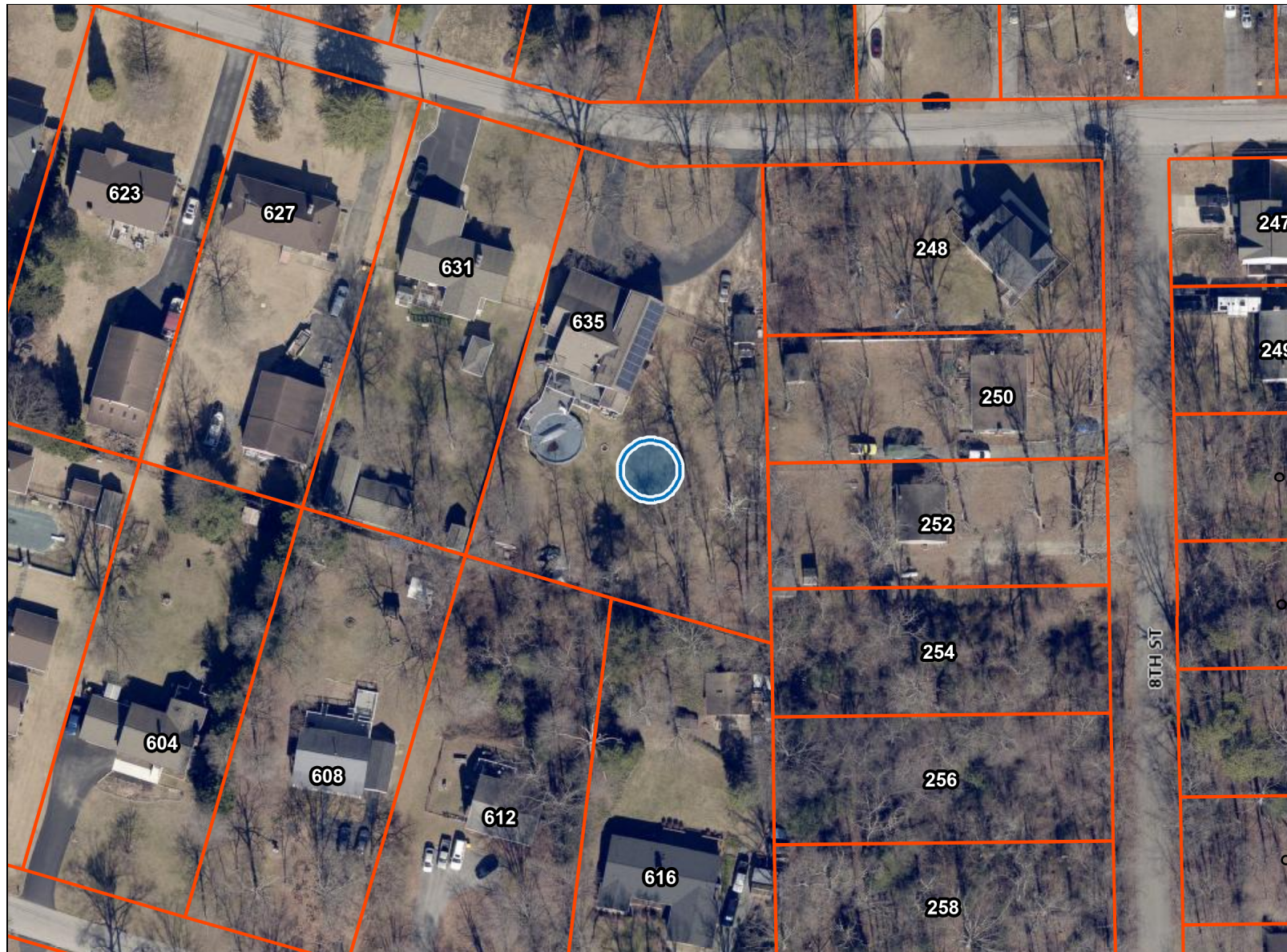
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cc: Sterling Seay

635 B Street



Legend

Foundation

Addressing

○

Parcels



Parcels - Annapolis City



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.

none



0 100 200
ft



THIS MAP IS NOT TO BE
USED FOR NAVIGATION

Notes