

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

**APPLICANT:** Ericka McLeod

**ASSESSMENT DISTRICT:** 4th

**CASE NUMBER:** 2025-0204-V

**COUNCILMANIC DISTRICT:** 4th

**HEARING DATE:** January 6, 2025

**PREPARED BY:** Donnie Dyott Jr.   
Planner

**REQUEST**

The applicant is requesting a variance to perfect an accessory structure (chicken coop) with less setbacks than required on property located at 1234 Saint Andrews Lane in Odenton.

**LOCATION AND DESCRIPTION OF SITE**

The subject site consists of approximately 12,800 square feet of land and is identified as Lot 11 of Parcel 323 in Block 11 on Tax Map 29 in the Kings Heights subdivision. The property is zoned R5 - Residential District and is currently improved with a single family detached dwelling and associated facilities. The site is not located within the Chesapeake Bay Critical Area.

**APPLICANT'S PROPOSAL**

The applicant seeks after the fact approval for the construction of a chicken coop measuring approximately 10'5" X 22'4" that was constructed in the northeast corner of the property.

**REQUESTED VARIANCES**

§ 18-4-104(c)(8) of the Anne Arundel County Zoning Code stipulates that coops and enclosures for chickens and ducks on lots less than 40,000 square feet shall be located at least 25 feet from side or rear lot lines and five feet from an onsite dwelling. The chicken coop as constructed is located as close as 2.04 feet from the rear lot line and as close as 1.67 feet from the side lot line, necessitating variances of 23 feet and 24 feet respectively.

**AGENCY COMMENTS**

The **Health Department** commented that they do not object to the request as the property is served by public water and sewer facilities.

**FINDINGS**

The applicant indicated that construction of the structure began in April 2025 as a weekend project, but they were unaware of the permitting and setback requirements applicable to this type of structure. The structure is described as being 95% complete with construction now stopped to

get the proper approvals from the County. The location was chosen due to it being a flat and stable area of the property and is described as being naturally screened by the existing fences. The applicant states that the coup will be used to keep a total of 4 chickens (hens only) which is compliant with the number of chickens allowed for a property of this size. Finally, the applicant describes that having to remove the structure would be a significant hardship both physical and financial that could have been avoided if the setback requirements were known beforehand.

The property is of adequate size and width for a lot in the R5 District and has been improved with a single family dwelling and associated facilities. As such, this Office finds no unique physical conditions present that would prevent the applicant from developing the lot in conformance with the Code. Furthermore, there are no exceptional circumstances other than financial considerations that would present the applicant with practical difficulties or unnecessary hardship. The financial cost of removing or relocating the structure cannot be a factor when considering variance approval. Furthermore, the applicant has not demonstrated that a chicken coup cannot be placed on the site within the setback regulations.

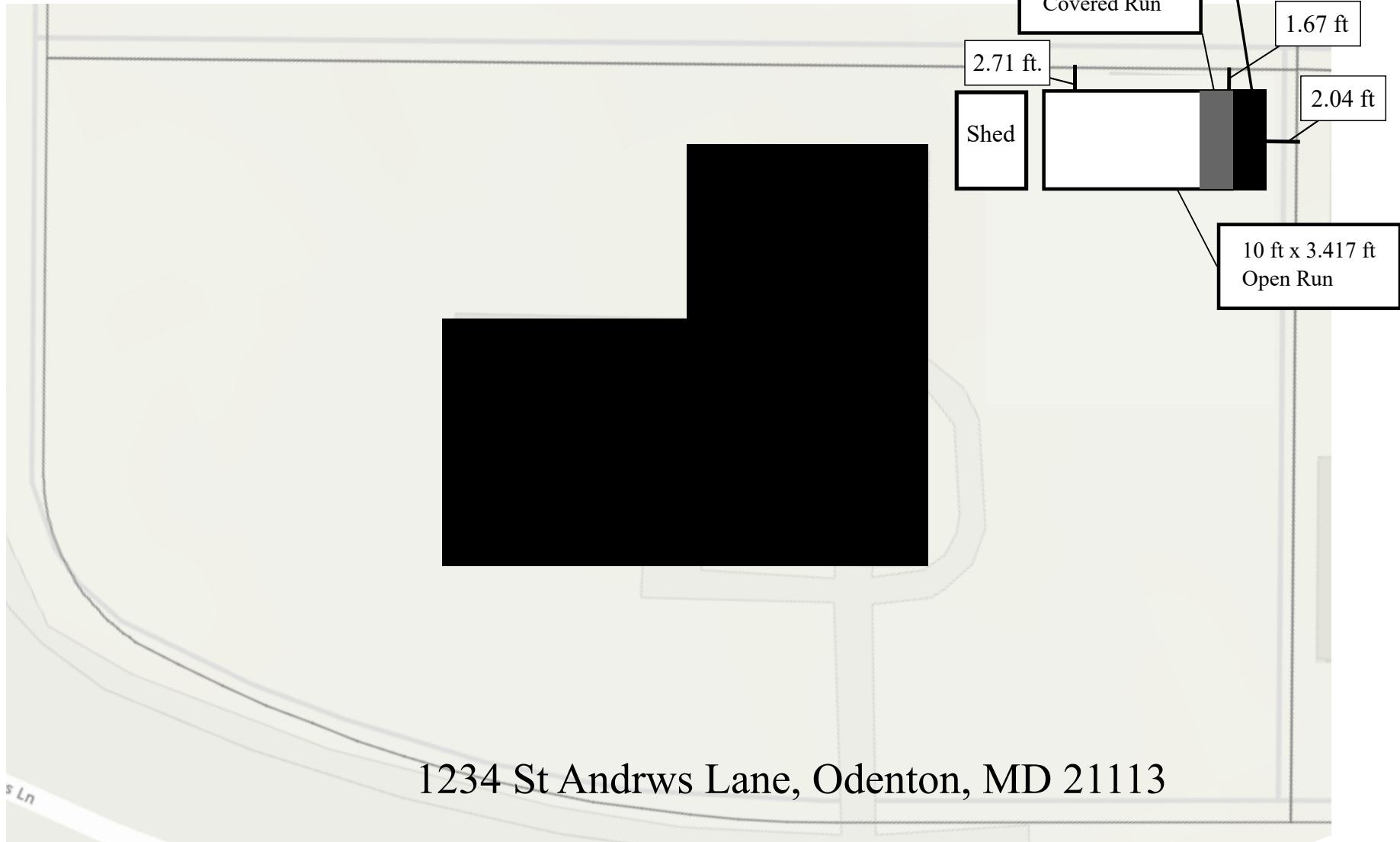
There is no evidence that the proposed variances would be detrimental to the public welfare or alter the essential character of the neighborhood as accessory structures that do not meet the current setback requirements appear to be common. However, the variances cannot be considered the minimum necessary to afford relief by this Office. The applicant is seeking a large variance from both the side and rear lot line setback requirements, and there appears to be ample room for the structure to be adjusted or resized which would reduce the required relief. Finally, the variances may adversely impact the neighboring properties as the structure was constructed less than 3 feet from the property lines. This Office typically does not recommend approval for structures less than 3 feet from the property lines and it makes construction and maintenance of the structure difficult without impacting adjacent properties.

## **RECOMMENDATION**

Based upon the standards set forth in § 18-16-305 under which a variance may be granted, this Office recommends **denial** of a zoning variance to §18-4-104(c)(8) to perfect construction of the accessory structure (chicken coup) 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.

Setback Location	Your Closest Measurement (Actual)	Conversion to Decimal Feet	Variance Calculation (25 ft – Actual)
<b>Side Lot Line</b>	24.5 inches	2.04 ft	22.96 ft
<b>Rear Lot Line (Left)</b>	20 inches	1.67 ft	23.33 ft
<b>Rear Lot Line (Right)</b>	32.5 inches	2.71 ft	22.29 ft



Ericka McLeod  
1234 St Andrews Lane  
Odenton, MD 21113  
202-497-3331  
erickamcl@gmail.com

Anne Arundel County Office of Planning and Zoning  
2664 Riva Road, MS 6301  
Annapolis, MD 21401

October 22, 2025

**Subject: REVISED Letter of Explanation for Variance Request – 1234 St Andrews Lane – Addressing Intake Deficiencies**

Dear Zoning Administration,

I am writing to resubmit my request for a Zoning Variance concerning the after-the-fact construction of a chicken coop on my property at 1234 St Andrews Lane. This revised letter includes the specific information requested by the Zoning Intake Officer and the required revised site plan.

## **1. Variance Requested**

The variance I am seeking is from Article 18-4-501 (Accessory Structures), which requires a minimum 25-foot setback from the side and rear lot lines for the chicken coop/run.

Based on the measurements shown on the revised site plan, the structure encroaches upon the required setbacks as follows:

Property Line	Required Setback	Existing Setback	Variance Requested
<b>Side Lot Line (Nearest)</b>	25.00 ft	<b>2.04 ft (24.5 inches)</b>	<b>22.96 ft</b>
<b>Rear Lot Line (Min.)</b>	25.00 ft	<b>1.67 ft (20 inches)</b>	<b>23.33 ft</b>

## **2. Project Details and Use**

The structure is a chicken coop with a run. I plan to keep a total of **4 chickens (hens only)**, which is compliant with the maximum allowance for my lot size of 12,632 square feet..

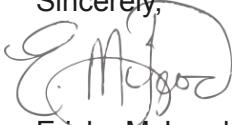
- The dimensions of the coop are **10 ft 0.5 in x 3 ft 5 in** (41" x 120.5").
- The attached run measures **19 ft 3.5 in x 10 ft 0.5 in**.
- The total structure square footage is **194.47 sq. ft**.
- The height is **7 ft 1 in** at its peak and **6 ft 5 in** at its lowest.
- The distance from the principal dwelling is **16.83 ft (202 inches)**.

## **3. Justification for Granting the Variance (Unwarranted Hardship)**

The setback encroachment is the result of after-the-fact construction and the choice of the most practical location on the property. The current site utilizes a pre-existing flat, stable, and previously disturbed area (the site of a former garage), making it the optimal spot to minimize the need for new grading or land disturbance. Moving the fully framed structure now, which has posts cemented in place, would incur significant, unwarranted financial and physical hardship and waste—a hardship that could have been avoided had I known the specific setback requirements beforehand. The current location is superior due to its existing conditions and its ability to minimize visual impact by being naturally screened. The granting of this variance for the structure's existing location is therefore the minimum necessary to afford relief from the hardship created by the current state of construction combined with the site's most practical features.

I have included the required, revised site plan showing all existing structures, all required dimensions, and setbacks, as requested. Thank you for your time and attention to this resubmission.

Sincerely,



Ericka McLeod

Ericka McLeod  
1234 St Andrews Lane  
Odenton, MD 21113  
202-497-3331  
erickamcl@gmail.com

October 6, 2025

Anne Arundel County Office of Planning and Zoning  
2664 Riva Road, MS 6301  
Annapolis, MD 21401

**Subject: Letter of Explanation for Variance Request – 1234 St Andrews Lane**

Dear Members of the Board of Appeals,

I am writing to request a variance for the construction of a chicken coop on my property, located at **1234 St Andrews Lane, Odenton, MD 21113**. The variance is necessary due to the structure's encroachment on the required setbacks and because construction began prior to obtaining the necessary permits. I am committed to bringing this project into full compliance with all county regulations and appreciate your consideration.

**Project Details & Justification**

The structure is a chicken coop with a run. The dimensions of the coop itself are **10 ft x 3 ft 5 in**, and the attached run measures **19 ft 3.5 in x 10 ft 1 in**, for a total square footage of **194.47**. The height of the structure is **7 ft 1 in at its peak and 6 ft 5 in at its lowest**. There is a slight incline due to where a tree stump is.

Construction began on **April 13, 2025** as a weekend project. I was unaware of the specific permitting requirements for this type of accessory structure at the time. The posts for the coop have been cemented, and approximately 95% of the construction is now complete. Halting construction at this stage would be a significant financial and physical burden, as the structure would need to be dismantled, and the work already done would be wasted. I have now ceased all work and have taken steps to properly apply for the necessary permits and this variance.

**Addressing Variance Requirements (Article 18-16-305(c))**

I have reviewed the requirements for a variance as outlined in Article 18-16-305(c) and offer the following justifications:

- **Exceptional Circumstances:** My lack of knowledge regarding the permitting process for accessory structures is an exceptional circumstance that led to the start of construction without a permit. The extent of the work already completed, including the cemented posts, makes it practically difficult to move the structure to a different location on the property without incurring significant cost and waste.
- **Unique Characteristics of the Subject Property:** Topography/Previous Development (Flat, Stable Base): The current placement of the chicken coop and run is on the exact

location of a former accessory structure (a garage). This area of the property is uniquely characterized by its pre-existing, stable, and level ground, which minimizes the need for extensive grading or land disturbance. By utilizing this previously disturbed, level ground, we are maximizing the beneficial use of the property while minimizing environmental impact. Soil Conditions (Workable Ground): The existing soil composition in this specific area is the most workable and functional on the property, allowing for the planting of edibles and small-scale cultivation necessary to support the small flock. Moving the structure to a compliant setback location would place it in an area of rocky, heavily compacted soil, which would hinder the intended, permitted use of raising chickens and growing feed.

- **Aesthetic and Neighbor Impact (Minimizing Visual Impact):** The selected location is the most discreet spot on the property. It is situated in the rear corner of the lot and is naturally screened by existing fences. Strict adherence to the setback requirements would force the structure into a more prominent area of the yard, which would be more directly visible from the street. The current location is the only placement that truly minimizes visual impact and is the most suitable spot considering the overall property's layout and existing features.
- **Minimal Impact:** The variance will not have an adverse effect on public health, safety, or welfare. The structure is an accessory use to a single-family dwelling and is not intended for commercial purposes. It is well-maintained and will not be a nuisance to my neighbors. The proposed setbacks of **[List your setback measurements from each property line]** are the minimum practical distances given the constraints of my property.
- **Harmony with General Plan:** Granting this variance will not be contrary to the intent of the County's General Development Plan. The structure is a small, non-commercial accessory use that is harmonious with the character of the neighborhood.

I have included the required site plan and photographs showing the current state of construction. I am available to meet with a county official to review the site and answer any further questions you may have. Thank you for your time and attention to this matter.

Sincerely,



Ericka McLeod

In-House Title Co.

File No. IHT-24-3500

Tax ID # 04-426-04202600

Underwriter: Old Republic National Title Insurance Company

Anne Arundel Cty Cir Cr	
IMP FD SURE	\$40.00
RECORDING FEE	\$20.00
TR TAX STATE	\$2,220.00
TOTAL	\$2,280.00
SAP sjc	
May 09, 2024	09:19 am

This Deed, made this 26<sup>th</sup> day of April, 2024 by and between Joseph Simms, party of the first part, Grantor; and Ericka N. McLeod and Peggy W. McLeod, daughter and mother, parties of the second part, Grantees.

- Witnesseth -

That for and in consideration of the sum of FOUR HUNDRED FORTY FOUR THOUSAND AND 00/100 (\$444,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said Ericka N. McLeod and Peggy W. McLeod, as joint tenants with right of survivorship, 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:

Lot number 11 in Block lettered "H" as shown on a Plat entitled "Plat 2, KINGS HEIGHTS", which Plat is recorded among the Land Records of Anne Arundel County, Maryland in Plat Book 26, folio 19.

For informational purposes only: The improvements thereon being known as No. 1234 Saint Andrews Lane, Odenton, Maryland 21113.

Being the same property which by deed dated February 8, 2011, and recorded among the Land Records of Anne Arundel County, Maryland on March 10, 2011, in Liber 23289, in Folio 059, was granted and conveyed by Barbara Jeanette Leach unto Joseph Simms.

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 Ericka N. McLeod and Peggy W. McLeod, as joint tenants with right of survivorship, their assigns, the survivor of them and the survivor's heirs, personal representatives and assigns, in fee simple.

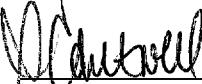
And the said party of the first part hereby covenants that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant specially the property hereby granted; and that he will execute such further assurances of the same as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

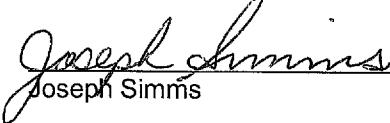
ACCT. 04-426-04202600  
ALL REQUIRED LIENS ARE PAID  
AS OF 05-08-2024 A.A. COUNTY  
BY: DJB

Anne Arundel Cty Finance Office  
County Transfer Tax \$4,440.00  
County Recordation Tax \$3,108.00  
05/08/2024 14:21 PM DJB

Deed - Individual

As Witness the hand and seal of said Grantor, the day and year first above written.

  
\_\_\_\_\_  
WITNESS

  
\_\_\_\_\_  
Joseph Simms (SEAL)

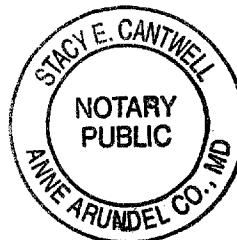
STATE OF MARYLAND  
COUNTY OF , to wit:

I hereby certify that on the 19th day of April, 2024, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Joseph Simms, 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.

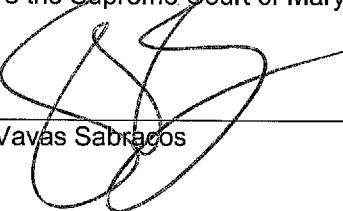
  
\_\_\_\_\_  
Signature of Notary Public

My Commission Expires: 3/24/2625



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.

  
\_\_\_\_\_  
Stella Vayas Sabados (SEAL)

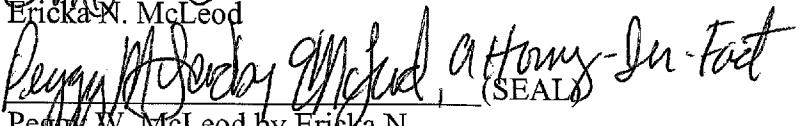
AFTER RECORDING, PLEASE RETURN TO:  
In-House Title Co.  
30 East Padonia Road  
Suite 105  
Lutherville-Timonium, MD 21093

## OWNER OCCUPANCY AFFIDAVIT

Ericka N. McLeod and Peggy W. McLeod, the Grantees in the within Deed hereby certify under the penalties of perjury, as evidenced by the joinder herein, that the land conveyed in this Deed is residentially improved owner-occupied real property and that the residence will be occupied by us for at least 7 of the 12 months immediately following this conveyance.

WITNESS:

  
 Ericka N. McLeod (SEAL)

  
 Peggy W. McLeod by Ericka N. McLeod, Attorney-In-Fact (SEAL)

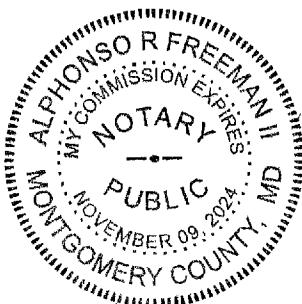
STATE OF MARYLAND  
 COUNTY OF Anne Arundel, to wit:

I hereby certify that on the 26th day of April, 2024, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Ericka N. McLeod and Ericka N. McLeod, as Attorney-In-Fact for Peggy W. McLeod, 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.

  
 Signature of Notary Public

My Commission Expires:



Owner Occupancy Affidavit

File No.: IHT-24-3500

Page 1 of 1

**MARYLAND  
FORM  
WH-AR**

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

**2024**

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 Joseph Simms

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

1234 Saint Andrews Lane, Odenton, MD 21113

**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.

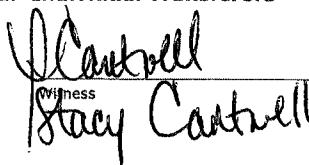
**Principal Residence**



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.

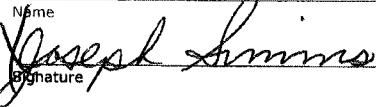
**Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.**

**3a. Individual Transferors**

  
Witness  
Stacy Cantrell

Joseph Simms

Name

  
4/26/24

\*\*Date

**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.

01/22

## State of Maryland Land Instrument Intake Sheet

Baltimore City  County: Anne Arundel

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)

1	Type(s) of Instruments	( <input type="checkbox"/> Check Box if addendum Intake Form is Attached.)				
		<input checked="" type="checkbox"/> Deed	<input type="checkbox"/> Mortgage	<input checked="" type="checkbox"/> X	Other <u>POA</u>	Other _____
	<input checked="" type="checkbox"/> Deed of Trust	<input type="checkbox"/> Lease				
2	Conveyance Type Check Box	<input checked="" type="checkbox"/> Improved Sale Arms-Length [1]	<input type="checkbox"/> Unimproved Sale Arms-Length [2]	<input type="checkbox"/> Multiple Accounts Arms-Length [3]	<input type="checkbox"/> Not an Arms-Length Sale [9]	
3	Tax Exemptions (if applicable) Cite or Explain Authority	Recordation				
	State Transfer					
	County Transfer					

Space Reserved for Circuit Court Clerk Recording Validation

4	Consideration and Tax Calculations	Consideration Amount			Finance Office Use Only Transfer and Recordation Tax Consideration				
		Purchase Price/Consideration	\$ 444,000.00		Transfer Tax Consideration	\$			
		Any New Mortgage	\$ 435,958.00		X ( ) %	=	\$		
		Balance of Existing Mortgage	\$		Less Exemption Amount	-	\$		
		Other:	\$		Total Transfer Tax	=	\$		
		Other:	\$		Recordation Tax Consideration	\$			
		Full Cash Value:	\$		X ( ) per \$500	=	\$		
			TOTAL DUE			\$			
5	Fees	Amount of Fees		Doc. 1	Doc. 2		Agent:		
		Recording Charge	\$ 20.00		\$ 60.00		Tax Bill:		
		Surcharge	\$		\$		C.B. Credit:		
		State Recordation Tax	\$		\$ 3108.00				
		State Transfer Tax	\$		\$ 2220.00				
		County Transfer Tax	\$		\$ 4440.00				
		Other	\$		\$		Ag. Tax/Other:		
6	Description of Property  SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG		
			04-426-04202600	23289, 059				<input type="checkbox"/> (5)	
			Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)
					11	H			
			Location/Address of Property Being Conveyed (2)						
			1234 Saint Andrews Lane, Odenton, MD 21113						
			Other Property Identifiers (if applicable)						
7	Transferred From	Residential <input checked="" type="checkbox"/> Or Non-Residential <input type="checkbox"/> Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount:	\$ _____						
		Partial Conveyance <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Description/Amt. of SqFt/Acreage Transferred:						
		If Partial Conveyance, List Improvements Joseph Simms							
		Doc. 1 – Grantor(s) Name(s)			Doc. 2 – Grantor(s) Name(s)				
		Peggy W. McLeod			Joseph Simms				
		Doc. 1 – Owner(s) of Record, if Different from Grantor(s)			Doc. 2 Owner(s) of Record, if Different from Grantor(s)				
8	Transferred To	Doc. 1 – Grantee(s) Name(s)			Doc. 2 – Grantee(s) Name(s)				
		Ericka N. McLeod			Ericka N. McLeod and Peggy W. McLeod				
		New Owner's (Grantee) Mailing Address							
		1234 Saint Andrews Lane, Odenton, MD 21113							
		Doc. 1 – Additional Names to be Indexed (Optional)				Doc. 2 – Additional Names to be Indexed (Optional)			
9	Other Names to Be Indexed	Instrument Submitted By or Contact Person							
		Name: Patricia M Cooper							
		Firm In-House Title Co.							
		Address: 30 East Padonia Road, Suite 105							
		Lutherville-Timonium, MD 21093 Phone: (410) 777-5311							
		IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER							
10	Contact/Mail Information	Assessment Information							
		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Will the property being conveyed be the grantee's principal residence?					
		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Does the transfer include personal property? If yes, identify: _____					
		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Was property surveyed? If Yes, attach copy of survey (if recorded, no copy required).					
		Assessment use only – Do Not Write Below This Line							
		Terminal Verification		Agricultural Verification		Whole	Part	Tran. Process Verification	
		Transfer Number		Date Received:		Deed Reference:		Assigned Property No.:	
Year	20	20	Geo.	Map	Sub	Block			
Land			Zoning	Grid	Plat	Lot			
Buildings			Use	Parcel	Section	Occ. Cd.			
Total			Town Cd.	Ex. St.	Ex. Cd.				
REMARKS:									

Space Reserved for County Validation

**State of Maryland Land Instrument  
Intake Sheet**

**Baltimore City**       **County: Anne Arundel**

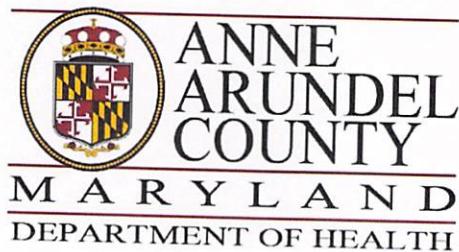
*The addendum form should be used when one transaction involves more than two instruments.*

*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)**

<b>5</b>	<b>Amount of Fees</b>	<b>Doc. 3</b>	<b>Doc. 4</b>	<b>Doc. 5</b>	<b>Doc. 6</b>		
<b>(Continued) Fees</b>	Recording Charge	\$ 60.00	\$	\$	\$		
	Surcharge	\$	\$	\$	\$		
	State Recordation Tax	\$	\$	\$	\$		
	State Transfer Tax	\$	\$	\$	\$		
	County Transfer Tax	\$	\$	\$	\$		
	Other	\$	\$	\$	\$		
	Other	\$	\$	\$	\$		
<b>7</b>	<b>Doc. 3 – Grantor(s) Names(s)</b>	<b>Doc. 4 – Grantor(s) Names(s)</b>					
<b>(Continued) Transferred From</b>	Ericka N. McLeod and Peggy W. McLeod						
	<b>Doc. 5 – Grantor(s) Names(s)</b>			<b>Doc. 6 – Grantor(s) Names(s)</b>			
	<b>Doc. 3 – Owners(s) of Record, if Different from Grantor(s)</b>			<b>Doc. 4 – Owners(s) of Record, if Different from</b>			
	<b>Doc. 5 – Owners(s) of Record, if Different from Grantor(s)</b>			<b>Doc. 6 – Owners(s) of Record, if Different from</b>			
<b>8</b>	<b>Doc. 3 – Grantee(s) Names(s)</b>	<b>Doc. 4 – Grantee(s) Names(s)</b>					
<b>(Continued) Transferred To</b>	TPO a dba of Lower, LLC						
	<b>Doc. 5 – Grantee(s) Names(s)</b>			<b>Doc. 6 – Grantee(s) Names(s)</b>			
	<b>9</b>			<b>Doc. 3 – Additional Names to be Indexed (Optional)</b>	<b>Doc. 4 – Additional Names to be Indexed (Optional)</b>		
	<b>(Continued) Other Names to be Indexed</b>	<b>Doc. 5 – Additional Names to be Indexed (Optional)</b>			<b>Doc. 6 – Additional Names to be Indexed (Optional)</b>		
<b>Special Instructions</b>	<b>Special Recording Instructions (if any)</b>						





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](http://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 *BC*

DATE: October 31, 2025

RE: Ericka N. McLeod  
1234 Saint Andrews Lane  
Odenton, MD 21113

NUMBER: 2025-0204-V

SUBJECT: Variance/Special Exception/Rezoning

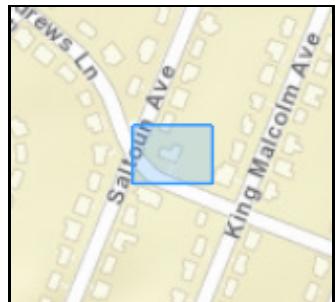
The Health Department has reviewed the above referenced variance to perfect an accessory structure (chicken coop) with less setbacks than required.

The Health Department has reviewed the above-referenced request. The property is served by public water and sewer facilities. The Health Department has no objection to the above-referenced request.

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

cc: Sterling Seay

# Map Title



## 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

35

70

ft



THIS MAP IS NOT TO BE  
USED FOR NAVIGATION

## Notes