

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

APPLICANT: Nathan Ho & Holly Trakas

ASSESSMENT DISTRICT: 3

CASE NUMBER: 2025-0207-V

COUNCILMANIC DISTRICT: 2

HEARING DATE: December 18, 2025

PREPARED BY: Sara Anzelmo
Planner



REQUEST

The applicants are requesting a variance to allow a dwelling addition (one-story garage) with less setbacks than required on property located at 8011 Silver Fox Drive in Glen Burnie.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of 6,338 square feet of land and is located on the east side of Silver Fox Drive. It is identified as Lot 169R of Parcel 193 in Grid 14 on Tax Map 16 in Fox Chase, a Cluster subdivision.

The property is zoned R5 – Residential District. It is currently improved with a two-story single-family detached dwelling with a basement and other associated facilities.

PROPOSAL

The applicants propose to construct a one-story attached garage, measuring 24' by 24' (576 square feet) onto the south side of the existing dwelling. The proposed garage height is 16 feet.

REQUESTED VARIANCES

§ 18-4-701 of the Anne Arundel County Zoning Ordinance provides that a principal structure in an R5 Cluster development shall be set back a minimum of 18 feet from the front lot line when parking is located in the front yard. The proposed garage addition would be constructed as close as 14'-1" from the front lot line, necessitating a variance of four feet.

FINDINGS

The subject property is irregular in shape and exceeds the current minimum 5,000 square foot area and the minimum 50-foot width required at the front building restriction line for a lot served by public sewer in an R5 District.

The applicants' letter explains that the need for the variance is caused by the irregular shape of their lot and the existing placement of the primary structure. The front property line follows a curve, while the rear property line cuts into the usable lot space in an unusual manner. These

physical constraints make it impractical to situate a garage within both the front and rear setbacks in compliance with the current zoning regulations. The applicants note that the majority of homes in the Fox Chase neighborhood have garages, including several homes of the same model that feature attached garages nearly identical to the scale and design of the proposed plan.

The **Health Department** commented that the property is served by public water and sewer facilities. Therefore, the Department has no objection to the request.

For the granting of a zoning variance, a determination must be made as to whether, because of certain unique physical conditions peculiar to and inherent in the particular lot or because of exceptional circumstances other than financial considerations, strict implementation of the Code would result in practical difficulties or an unnecessary hardship. There is no doubt that the subject lot has a unique configuration that limits the possibility of expansion. While variance relief is warranted, this Office has concerns over the proposed addition “stepping on” a portion of the required off-street parking. The Code requires two 9’ by 18’ parking spaces for a single-family dwelling use, and the specific reason for the 18-foot front setback requirement is to accommodate those required parking spaces between the house and the front lot line. While we recognize that a garage addition is intended for parking, it is not uncommon for garages to be used as storage or workshops with vehicles parked elsewhere. As such, the County has always required the two on-site parking spaces to be provided outside. The proposed setback variance would leave this property without its required 18-foot deep spaces.

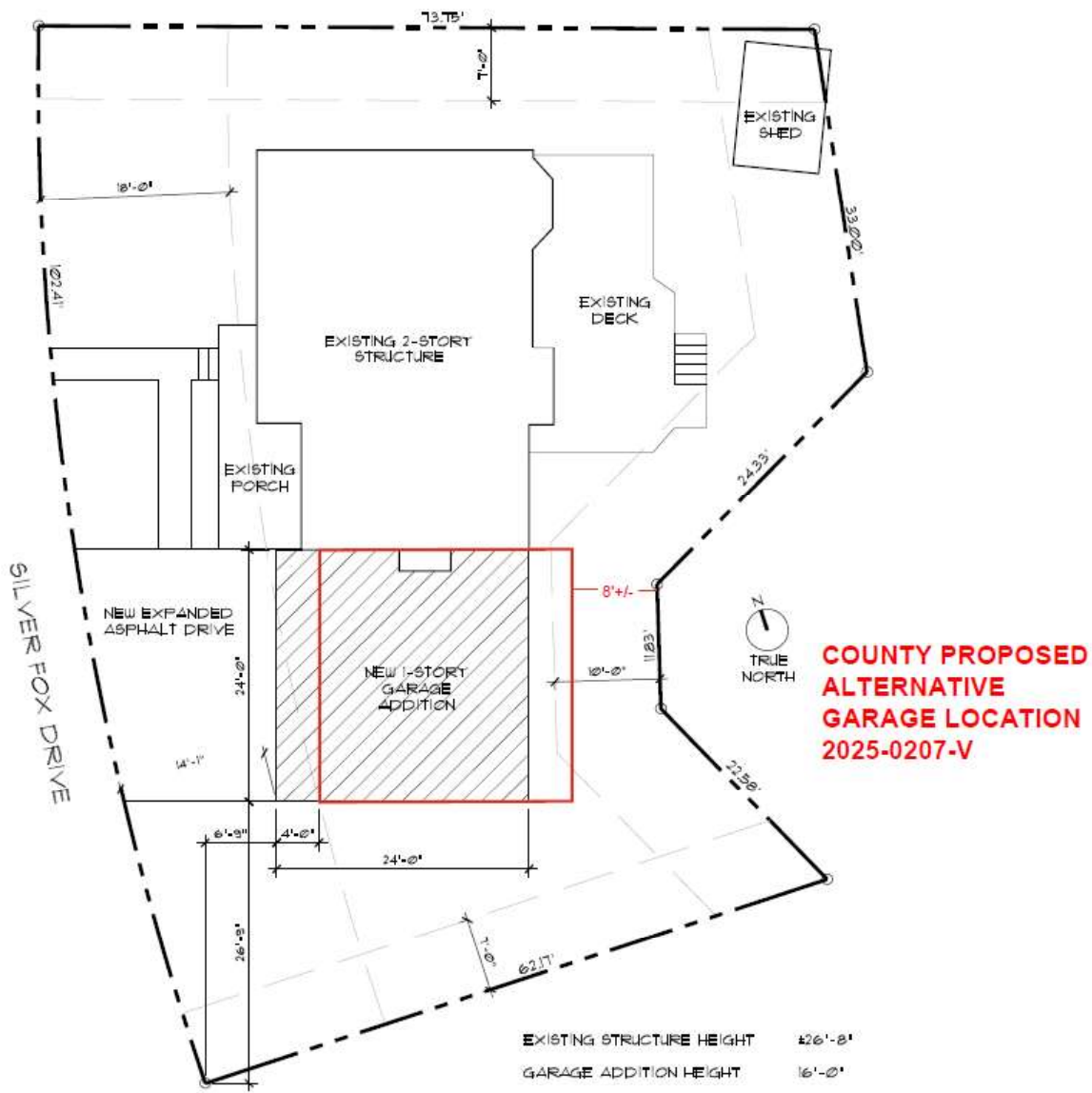
Approval of the variance would not alter the essential character of the neighborhood, as similar, attached, two-car garages exist on other lots within the community. The variance would not substantially impair the appropriate use or development of the adjacent properties, as the proposed addition would far exceed the minimum seven foot required setback from both side lot lines. There is no evidence that the proposed variance would be detrimental to the public welfare.

Were it not for the parking conflict, this Office would have no issue with the proposed variance, especially given the curvature of the front lot line and the pinching in of the rear lot line. However, in this particular case, we recommend that the garage be shifted back behind the required 18-foot front setback and that the variance request be adjusted to allow the garage to encroach into the required 10-foot rear setback instead. This would eliminate the conflict with the off-street parking requirement while still allowing the applicants the setback relief necessary to construct their desired two-car garage addition. The alternative rear setback variance would have no impact on the abutting property to the rear, as that parcel is 4.463 acres of platted Open Space.

RECOMMENDATION

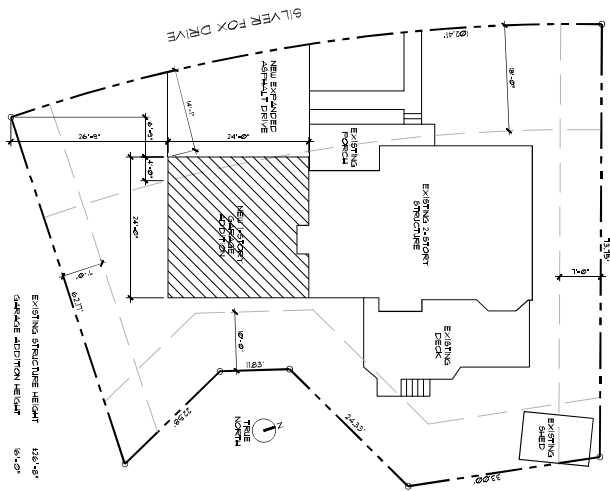
Based upon the standards set forth in § 18-16-305 of the Code under which a variance may be granted, this Office recommends a ***modified approval*** of a zoning variance to § 18-4-701 of two feet to the minimum 10-foot rear setback requirement to allow an attached 24’ by 24’ garage to be constructed as close as eight feet from the rear lot line, as shown in red on the attached alternative proposed site plan prepared by the County.

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.



SITE PLAN

SITE PLAN



PROJECT
2 CAR GARAGE
HO RESIDENCE

SHEET TITLE & SCALE
SITE PLAN
SCALE: 1" = 10'-0"

REVISIONS:

9

To Whom It May Concern,

I am writing to respectfully request a variance under Anne Arundel County Code §18-16-305 to permit the construction of an attached garage on our property, located in the Fox Chase neighborhood of Glen Burnie.

During the planning process, we encountered a significant challenge in meeting the front setback requirement due to the **irregular shape of our lot** and the **existing placement of the primary single-family structure**. The front property line follows a curve, while the rear property line cuts into the usable lot space in an unusual manner. These physical constraints make it **impractical to situate a garage within both the front and rear setbacks** in compliance with current zoning regulations.

Without this variance, there is **no reasonable way** to construct a garage that aligns with the character and standards of our neighborhood. There are several homes of the same model within Fox Chase that feature attached garages nearly identical in scale and design to our proposed plan. However, those lots do not face the same boundary constraints we do. Moreover, the **majority of homes in the neighborhood include garages**, making ours a reasonable request for compatibility and functionality.

Importantly, the proposed garage would **encroach approximately 5 feet** (including 1-foot overhang) **into the 18-foot front setback** and would **not infringe on any neighboring property lines**. It will remain more than **12 feet from the sidewalk**, providing ample buffer space and ensuring there is **no obstruction to visibility, traffic flow, or neighboring views**. In fact, the garage will contribute positively to the neighborhood by **providing enclosed storage for waste bins and vehicles**, reducing clutter and minimizing on-street parking along our narrow residential road.

We believe this request satisfies the criteria under §18-16-305:

- It addresses a **practical difficulty** caused by the unique shape and topography of our lot.
- It is **consistent with the character of our community**.
- It will result in **no adverse impact** to adjacent properties or the public interest.

We appreciate your time and consideration and are happy to provide further documentation, plans, or photographs to support this request.

Sincerely,

Nathan Ho & Holly Trakas
8011 Silver Fox Drive
Glen Burnie, MD 21061
443-261-6377
Ho.Nate6@gmail.com | Holly@Trakas.org

Additional Project Details:

The proposed garage will measure 24 feet by 24 feet (576 square feet) with a height of approximately 16 feet from grade to roof peak. It will be attached to the existing two-story single-family dwelling (above grade living area of 1,906 square feet) on a 9,169 square foot lot. The proposed garage will abide by the rear (10 foot) and side (7 foot) setback requirements.

To Whom It May Concern,


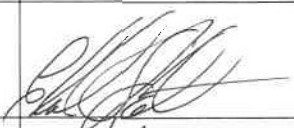



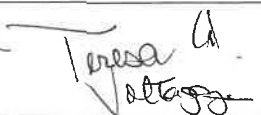
We, the undersigned residents and neighbors of 8011 Silver Fox Dr, Glen Burnie, MD 21061, are writing to express our full support for the variance request submitted by Nathan Ho & Holly Trakas to allow the construction of an attached garage on their property.

We understand that the proposed garage will encroach slightly into the front setback due to the unique shape and layout of their lot. However, based on our knowledge of the property and the neighborhood, we do not believe the proposed construction will have any negative impact on the surrounding homes or the character of the community.

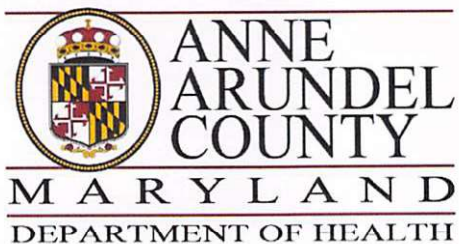
Specifically:

- The garage will not encroach on our property lines or obstruct our views.
- It is consistent with other homes in the Fox Chase neighborhood, many of which already have garages.
- We believe the garage will improve the appearance and functionality of the property and reduce on-street parking.

We appreciate that the homeowners have shared their plans with us and sought community input. We support their efforts to improve their property in a manner that is respectful of the neighborhood and consistent with the residential character of our community.

Name	Address (Glen Burnie, MD 21061)	Signature	Date
Duane Foster	110 Huntington Ct Glen Burnie MD 21061		8/3/25
Edward Stalman	8008 Silver Fox Drive Glen Burnie MD 21061		8/3/25
MARIK LEVA	8002 Silver Fox Dr. Glen Burnie MD 21061		8/3/25
MD. Shan Nuray Rabbey	8009 Silver Fox Dr Glen Burnie, MD 21061		08/03/25
Pamela Michael	8013 Silver Fox Dr. Glen Burnie		8/3/25
TERESA A. VOLTAGGIO	8010 SILVER FOX DR GLEN BURNIE, MD 21061		8/3/20

Note: This form is intended to document community awareness and support for the proposed garage construction and may be submitted as part of the Anne Arundel County variance request.




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: October 24, 2025

RE: Trakas Holly
8011 Silver Fox Drive
Glen Burnie, MD 21061

NUMBER: 2025-0207-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a dwelling addition (one-story garage) 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



W

CT

SILVER FOX DR

N

E

S