

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

APPLICANT: Jason Young

ASSESSMENT DISTRICT: 3

CASE NUMBER: 2025-0218-V

COUNCIL DISTRICT: 2

HEARING DATE: January 8, 2026

PREPARED BY: Joan A. Jenkins
Planner III



REQUEST

The applicants are requesting a variance to allow an accessory structure (garage) with less setbacks than required at 714 Wimmer Road in Glen Burnie.

LOCATION AND DESCRIPTION OF SITE

The subject property consists of 6,000 square feet of land and is located with frontage on the west side of Wimmer Road, north of 8th Avenue SE. The property is identified as Lot 714 on Parcel 546 in Grid 24 on Tax Map 9 in the Munroe Gardens subdivision and is zoned R5 - Residential District. The site is served by public water and sewer facilities and is currently improved with a single-family detached dwelling, a shed, and a driveway.

PROPOSAL

The applicant proposes to construct a 20-foot wide by 18'-4" deep (367 square feet) by 11'-7" high detached garage.

REQUESTED VARIANCE

§18-4-701 of the Anne Arundel County Code requires that an accessory structure in an R5 District that exceeds 64 square feet in area and is eight feet or greater in height shall be set back a minimum of seven feet from the side and rear lot lines. The garage is proposed three feet from the north side lot line and three feet from the rear lot line. As such, variances of four feet are required from the north side and rear lot line setback requirements.

FINDINGS

The subject property is rectangular-shaped. The property meets the width requirement, but does not meet the area requirement for a lot in the R5 District.¹ The current County aerial photograph from

¹ A permit was filed in October 2024 prior to Bill 72-24 which changed the minimum lot size in the R5 District from 7,000 square feet to 5,000 square feet for a lot served by public sewer.

2025 reveals lots of similar size and cookie cutter houses in this area. This Office finds that the Munroe Gardens Subdivision was recorded in 1952 and the existing dwelling was built in 1956.

Accessory structures close to rear and side lot lines are common in the area. The property at 718 Wimmer Drive has a large accessory structure in the back yard that has been in place for quite some time. No variance has been found for this structure.

In the letter of explanation the applicant writes that this variance is requested to allow practical access to the garage using the property's existing driveway, which runs along the northern property line. Strict adherence to the 15-foot setback requirement would render the garage inaccessible from the existing drive and effectively eliminate the only feasible location for covered parking on the property. The narrow configuration of the lot—approximately 60 feet in width and 103.5 feet in depth—further limits placement options without encroaching upon usable yard area or existing structures.

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

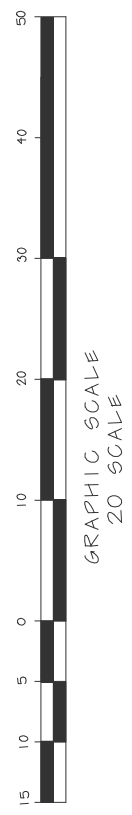
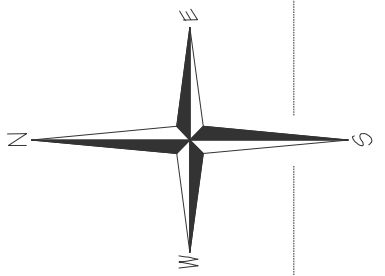
For the granting of a zoning variance, a determination must be made as to whether because of certain unique physical conditions peculiar to and inherent in the particular lot or because of exceptional circumstances other than financial considerations, the grant of a variance is necessary to avoid practical difficulties or unnecessary hardship and to enable the applicant to develop the lot. In this case, the development of the site is constrained by the practical limitations of an existing residentially zoned developed lot that is considered undersized based on the timing of the permit. Construction of a garage would not be possible without variance relief.

The granting of the variance will not impair the appropriate use or development of adjacent properties as this is an established neighborhood where properties are already developed with multiple structures and fences. A structure located three feet from lot lines will allow enough space for construction and maintenance onsite. The variance will not be contrary to acceptable clearing and replanting practices. The granting of the variance will not be detrimental to the public welfare. As a variance is unavoidable and the size is smaller than that of a typical residential two-car garage, the variance request is considered to be the minimum necessary to afford relief.

RECOMMENDATION

Based upon the standards set forth in §18-16-305, under which a variance may be granted, the Office of Planning and Zoning recommends that the variance request to allow an accessory structure with less setbacks than required be **approved** as shown on the site plan.

DISCLAIMER: This recommendation does not constitute a building permit. In order for the applicant to construct the structure(s) as proposed, the applicant 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.



Jason Young
714 Wimmer Rd.
Glen Burnie, MD 20161
October 28th, 2025

Subject: Letter of Explanation - Variance Request for Reduced Setback for Detached Garage

To Whom It May Concern:

I am requesting a variance from the required fifteen-foot (15') rear and side setback standards to permit construction of a detached garage accessory to my single-family dwelling located at 714 Wimmer Rd. The proposed 367 sq ft garage would measure approximately eighteen feet four inches (18'4") by twenty feet (20'), with an overall height of eleven feet seven inches (11'7"). The proposed location would place the structure approximately three feet (3') from the west (rear) property line and three feet (3') from the north (side) property line.

This variance is requested to allow practical access to the garage using the property's existing driveway, which runs along the northern property line. Strict adherence to the 15-foot setback requirement would render the garage inaccessible from the existing drive and effectively eliminate the only feasible location for covered parking on the property. The narrow configuration of the lot—approximately 60 feet in width and 103.5 feet in depth—further limits placement options without encroaching upon usable yard area or existing structures.

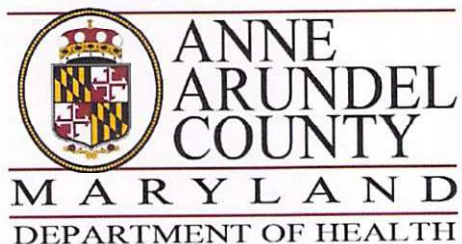
The proposed garage is consistent with the character of the surrounding neighborhood, where nearly all existing detached garages are located at this distance. Approval of this variance would therefore maintain visual and structural continuity with adjacent properties and would not alter the essential character of the area.

This request arises from the unique physical characteristics of the property—specifically, the narrow lot width, the placement of the existing driveway, and the established development pattern of neighboring properties. These conditions create a practical difficulty in complying with current setback requirements while making reasonable use of the property for secure vehicle storage.

Thank you for your consideration of this request.

Respectfully submitted,
Jason Young
410-437-6326

October 28th, 2025




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 31, 2025

RE: Jason M. Young
714 Wimmer Road
Glen Burnie, MD 21061

NUMBER: 2025-0218-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow an accessory structure (detached 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



Legend

- Foundation
- Addressing
 -
- Parcels
 -
- Parcels - Annapolis City
 -
- Planning
- Zoning
 -



0100200

ft

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.
DO NOT USE FOR NAVIGATION.

none

Notes