

Explanation For Variance Needed At 8428 Woodland Road Millersville MD 21108

Date: 12/28/25

To: Whom it may concern

From: Justin Jahnigen

This letter will outline my need for a variance for my accessory building at my home at 8428 Woodland Road Millersville Md 21108.

I would like to build a 30'x40' garage to keep my personal/family vehicles & recreation items, so they do not get weathered & damaged. My main work vehicle is too large for a standard garage and is outfitted with thousands of dollars' worth of tools that I would like to protect. My wife's SUV is also too large for our current garage & I'd like to start keeping it covered as well. My wife & I are foster/resource parents in Anne Arundel County and we could use the extra storage space for furniture & supplies needed to help as well. I'm also a hobbyist who enjoys working on things & tinkering with toys for my 2 young sons. I have to keep many of my personal items & my kids toys in the yard which becomes an eye sore for my wife & I. I'd like to remedy the issue & improve the curb appeal of our home by having a place to store everything. It would be of great value to me, to have that available space for the reasons outlined.

The variance is needed for my situation because I would need 5' from the property line at the rear of the home & 5' from the property line at the side of my home. I would like to put the building at the right-side rear of the property (if facing the house), which would preserve the most natural wildlife that my family enjoys. We have families of deer that roam through our backyard & an abundance of small wildlife that I would like to not disturb. My only other option would be to place the building at the left side rear of the property (if facing the house) but that will not work due to the placement of the septic tank & the abandoned well. I would have to drive around the rear of the house which could adversely affect the abandoned well.

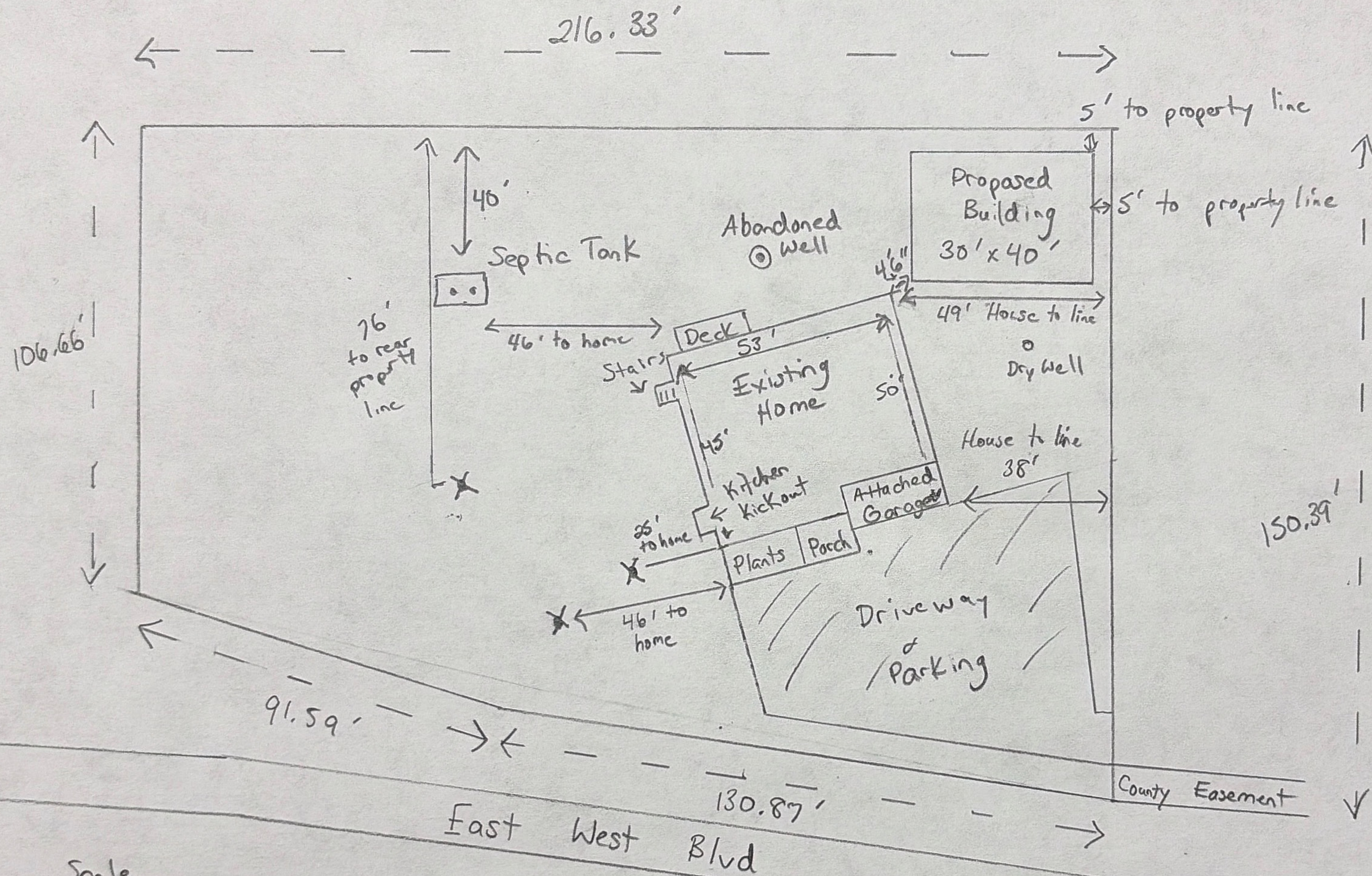
Additionally, I would have to drive over the septic tank which is not load worthy. Upon speaking with the AA County health department, I was advised that driving over or driving too close to the septic tank could crack or totally collapse the tank causing a catastrophic issue. I cannot put the building on the left side front corner of my property because of the limited space in regards to the building codes & the existing septic system as well. My home is only accessible through an easement so the proposed structure will barely be seen through the woods & tree line if placed in the right rear corner of the property.

I appreciate you reading this letter & I hope that the variance will be granted because having this proposed building will mean a great deal to me & my family.

Thank You,

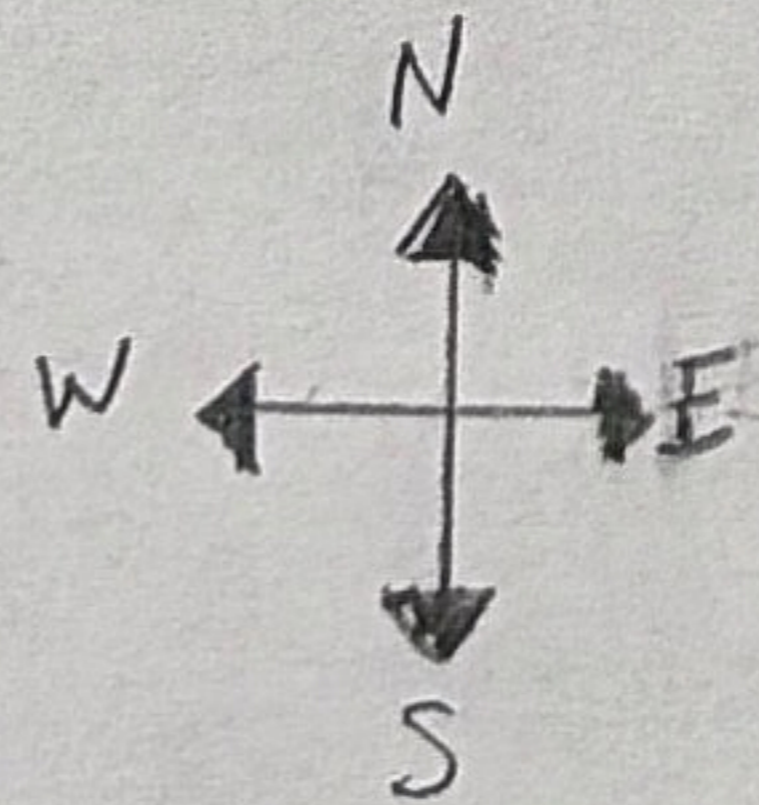
Justin Jahnigen

8428 Woodland Road Site Plan Revised on 12/28/25



Scale
1" = 40'

← → = Property Line Measurement



✕ Denotes Drain Field Cap

⊙ Denotes Abandoned Well

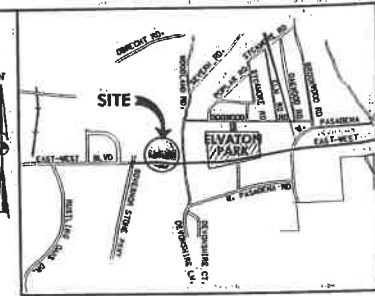
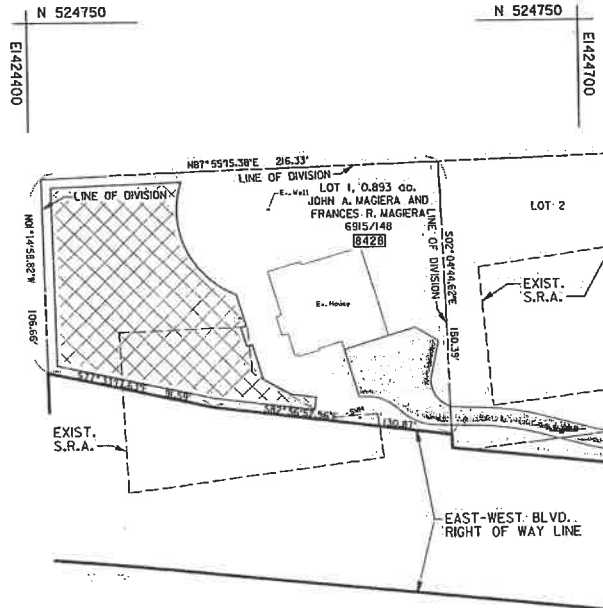
OWNERS DEDICATION

"WE JOHN A. MADERA AND FRANCES R. MAGERA, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS, ALLEYS, WALKWAYS AND OTHER EASEMENTS, WIDENING STRIPS AND FLOOD PLAINS TO PUBLIC USE, SUCH LANDS TO BE DEEDED TO ANNE ARUNDEL COUNTY OR THE STATE HIGHWAY ADMINISTRATION AS MAY BE APPROPRIATE ON REQUEST.

THERE ARE NO SUITS, ACTIONS - AT - LAW, LEASES, LEANS, MORTGAGES, TRUSTS, EASEMENTS OR RIGHT-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, AND ALL PARTIES IN INTEREST THERETO HAVE HERETO AFFIXED THEIR SIGNATURES, INDICATING THEIR ASSENT AND WILLINGNESS TO JOIN IN THIS PLAN OF SUBDIVISION.

John A. Madera 5/15/98
 WITNESS JOHN A. MADERA DATE

Frances R. Magera 5/15/98
 WITNESS FRANCES R. MAGERA DATE



VICINITY MAP

SCALE: 1" = 2000'

GENERAL NOTES

1. TAX MAP 23 BLOCK 8 PARCEL 599.
2. 8428 DENOTES THE HOUSE NUMBER.
3. THE 10,000 SQ. FT. SEPTIC AREA SHALL REMAIN UNENCUMBERED BY BUILDINGS, EASEMENTS, RIGHTS-OF-WAY AND OTHER PERMANENT OR PHYSICAL OBJECTS. SHOWN AS THUS: [Symbol]
4. THE PURPOSE OF THIS PLAT IS TO RELOCATE THE EXISTING 10,000 SQ. FT. SEPTIC AREA.
5. THIS PLAT WAS PREVIOUSLY RECORDED AS THE NEAT PROPERTY AND RECORDED IN PLAT BOOK 155 PAGE 9.
6. ALL PREVIOUS PLAT NOTES APPLY AS THOUGH SHOWN ON THIS PLAT.

SURVEYOR'S CERTIFICATE

"I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN HEREON ARE A CORRECT INTERPRETATION OF THE FIELD SURVEYS SUPPLIED TO ME BY JOHN E. HARMIS, JR. & ASSOCIATES, INC. AND THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY JAMES D. CLARK, JR. AND THERESA M. WEBSTER TO JOHN A. MADERA AND FRANCES R. MAGERA, BY DEED DATED JAN. 27, 1995 AND RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 625 FOLIO 148.



Charles D. Rhoade 4-24-1998
 CHARLES D. RHOADE DATE
 MD. REG. PROPERTY LINE SURVEYOR NO. 10766

John A. Madera 5/15/98
 JOHN A. MADERA DATE
Frances R. Magera 5/15/98
 FRANCES R. MAGERA DATE

Robert A. Weller 5/16/98
 ROBERT A. WELLER DATE
 HEALTH OFFICER
 PUBLIC WATER AND PRIVATE SEWER

[Signature] 5-18-98
 DIRECTOR PLANNING AND CODE ENFORCEMENT DATE

* ADMINISTRATIVE PLAT
 PROJECT NO. MS 98-034
 LOT 1
 NEAT PROPERTY
 TAX MAP 23, BLOCK 8, PARCEL 599
 SITE ZIP CODE 21108

SCALE: [Graphic] DATE: APRIL 13, 1998
 RECORD LETTER RECORD
 CIRCUIT COURT
 3rd DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND
 30 MAY 21 PM 4:24

RUMMEL, KLEPPER & KAHL, LLP
 CONSULTING ENGINEERS
 81 MOSHER STREET
 BALTIMORE, MARYLAND 21217-4250
 (410) 728-2900

RECORDED IN BOOK PAGE PLAT NO.

MSA 354.7335 -6379

ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plat, A) Plat 10929; Plat Book 208, p. 3, MSA_S1235_5379, Date available 1998/05/21, Printed 11/07/2025.



Maryland State Archives

