

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

APPLICANT: Daniel Duffy & Mary E. Cushing

ASSESSMENT DISTRICT: 3

CASE NUMBER: 2025-0191-V

COUNCILMANIC DISTRICT: 3

HEARING DATE: January 20, 2026

PREPARED BY: Sara Anzelmo
Planner



REQUEST

The applicant is requesting a variance to allow an extension in time for the implementation and completion of a previously approved variance on property located at 1420 Woodland Beach Road in Pasadena.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of 4,979 square feet of land and is located on the west side of Woodland Beach Road. It is identified as Parcel 246 in Grid 6 on Tax Map 17.

The property is zoned R2 – Residential District. This unimproved site is not waterfront, but it lies entirely within the Chesapeake Bay Critical Area overlay and is designated as LDA – Limited Development Area.

PROPOSAL

The applicants propose to construct a two-story dwelling and associated facilities.

REQUESTED VARIANCES

§ 18-16-405(a) of the Anne Arundel County Zoning Ordinance provides that a variance that is not extended or tolled expires by operation of law unless the applicant obtains a building permit within eighteen months of approval. On April 4, 2024, the Administrative Hearing Officer approved a variance under Case No. 2023-0109-V to allow construction of a new dwelling with less setbacks than required. That approval would have been valid until October 4, 2025. The applicants are requesting a variance to allow an additional 18-month extension in time to obtain a building permit while maintaining the previous approval.

FINDINGS

This application for an extension in time was properly filed on September 22, 2025, prior to the expiration of the eighteen month time period.

The applicants' letter explains that this request for additional time is based on unexpected family matters. The property owner had two immediate family members pass within the last 18 months. The passing of the two family members put a lot of business matters on hold as well as this project. While dealing with the loss of her two family members, the owner has become the guardian of her sister with intellectual disabilities. This became a more pressing matter to deal with than obtaining the remaining approvals for this project. Now that she is getting settled in with her guardianship position, the owner is now able to proceed with processing the required building permit application for County approval.

For a time extension variance, this Office typically requires clear evidence that the applicants have been actively and diligently working towards obtaining their building permit. However, exceptional and unexpected circumstances have prevented them from doing so in this particular case. There is no evidence that this request for an extension in time would alter the essential character of the neighborhood, substantially impair the appropriate use or development of adjacent property, or 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 **approval** of a variance to §18-16-405(a) to allow an additional eighteen months for the implementation and completion of a previously approved variance.

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.

M.A.F. & Associates, LLC
Matthew A. Forgen
55 Jones Station Road, W.
Severna Park, MD 21146
Phone: 443-864-8589

M.A.F. & Associates, LLC

September 22, 2025

Planner
Department of Planning & Zoning
2664 Riva Road
Annapolis MD 21401

RE: Duffy/Chushing Property, Parcel 246
1420 Woodland Beach Road, Pasadena, MD 21122
Previous Case Number 2023-0109-V

Dear Planner:

On behalf of the property owner, M.A.F. & Associates, LLC is submitting a variance application for the above-mentioned property to 18-16-405 (a) to extend the timeframe to obtain a building permit by an additional 18 months. This variance (Case Number 2023-0109-V) approval was filed on April 4, 2024 and expires on October 4, 2025.

We make this request based on the property owners' unexpected family matters. The property owner had two immediate family member pass within the last 18 months. The passing of the two family members put a lot of business matters on hold as well as this project.

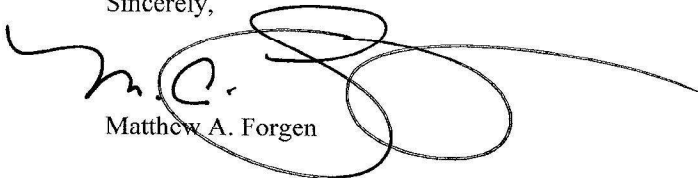
During time of dealing with the loss of her two family members, the property owner has become the guardian of her sister with intellectual disabilities. This became a more pressing matter to deal with than obtaining the remaining approvals for this project.

After dealing with the passing of the two family members and getting settled in with being the guardian of her sister, the property owner is now able to proceed with processing the required building permit application for county approval.

Approval of this variance request will allow the property owner the time needed to receive an approved building permit.

If you should have any questions regarding this submittal, please feel free to contact me at the number above.

Sincerely,



Matthew A. Forgen



1478

1410

1414

1418

1420

1422

1424

1426

1407

1411

1415

1417

1423

1427

1429

1431

1435

100 ft

