

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

APPLICANT: Green House Gardens, LLC

ASSESSMENT DISTRICT: 1

CASE NUMBER: 2025-0213-V

COUNCIL DISTRICT: 7

HEARING DATE: January 15, 2026

PREPARED BY: Jennifer Lechner
Planner



REQUEST

The applicants are requesting a use variance to allow non-accessory storage (pole barn) and to perfect a non-accessory greenhouse on a residential lot with less setbacks than required on property located at 3900 Patuxent River Road in Davidsonville.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of 429,543 square feet (9.86 acres) of land, is located on the east side of Patuxent River Road and on the north side of Trails End Road (a private road), and is identified as Parcel 152 in Grid 20 on Tax Map 58 in the Davidsonville subdivision. The property is dual zoned RA - Rural Agricultural District and OS - Open Space District, lies partially within the Chesapeake Bay Critical Area RCA – Resource Conservation Area along the southwestern lot line, and contains the buffer to a perennial stream and a non-tidal wetland along the northeastern lot line. It is currently improved with gravel driveways and parking area, a well house, two greenhouses, and a pavilion. The property is served by private well and septic.

PROPOSAL

The applicant wishes to construct a pole barn (46' x 96', height not provided) for storage of a recreational vehicle and equipment needed to maintain the property. The property also contains two (2) greenhouses (located side-by-side, each 10' x 12', height not provided), a well house (200sqft, dimensions not provided), and a pavilion (not shown on the site plan) which must be perfected.

REQUESTED VARIANCES¹

Sections 18-4-106 and 18-9-202 of the Anne Arundel County Zoning Ordinance lists the permitted, conditional and special exception uses allowed in residential and open space zoning districts, respectively.

¹ The applicant has also requested relief regarding the grading permit requirement with regard to the >5,000sqft disturbance area (LOD). As this is a Permit Center requirement from the Dept of Inspections & Permits, the Office of Planning & Zoning and the Administrative Hearing Office have no jurisdiction on that determination.

Neither vehicle storage, parking, outside storage as a principal use, nor greenhouses are among the permitted uses in the RA - Rural Agricultural and OS - Open Space Districts; therefore, a use variance is required for the storage of a recreational vehicle and other equipment within a pole barn, the greenhouses, the well house, and the pavilion.

FINDINGS

The subject property is irregularly shaped and oversized for lots in the RA District with regard to the minimum lot size of 40,000 square feet and the minimum lot width of 150 feet.

A review of the County aerial photography shows that the property is heavily wooded and had been improved with several structures over the years. From at least 1998 to mid 2023, a single family dwelling is visible in the area of the existing greenhouses. From 2010 to late 2024, a large metal roofed building is visible in the area of the proposed pole barn. In addition, throughout the years of previous ownership, numerous cargo shipping containers, vehicles, and other junk and debris can be seen on most of the property. By February of 2024, the dwelling and much of the junk and debris were removed; the well house and a pavilion are visible in October of 2024; by February of 2025, the large metal roofed building was removed and the driveways were re-surfaced; and, by June of 2025, approximately 24 truck loads of white gravel were deposited onsite and the greenhouses installed.

The property had been the subject of a zoning violation, Z-2006-1470, relating to unregistered and oversized vehicles, junk and debris, and a building violation, B-2006-1236, relating to illegal structures, which were both resolved in 2024.

Building permit B02438748², to install a 96' x 46' x 21' pole barn, was submitted on July 23, 2025. Variance approval must be obtained prior to the permit being issued.

Agency Comments

The **Office of Planning & Zoning - Cultural Resources Section** noted that the property contains a recorded archeological site and is located on a Scenic and Historic Road, which may require future reviews or inspections during development, but offered no objection.³

The **Department of Inspections & Permit's - Engineering Section** commented on revisions to the site plan that would be required for permitting/development, but offered no specific objection.⁴

The **Fire Marshal** noted that this application appears to be for a business and may need to go through the SDP (Site Development Plan) process, and, therefore, defers to the Department of Inspections and Permits and the Office of Planning and Zoning.

² Zoning Review comments for the building permit noted that the incorrect record type was applied for, and directed the applicant to apply for a "Non-Residential New Structure, Addition, Accessory Structure Permit".

³ Refer to the OPZ Cultural Resource Section's comments for their detailed response.

⁴ Refer to the I & P Engineering Section's comments for their detailed response.

The **Department of Recreation and Parks** stipulated that development shall not discharge runoff to the Patuxent River Greenway Bayard Park at a rate greater than the existing conditions, but offered no objection.⁵

The **Health Department** noted that the proposal does not adversely affect the on-site sewage disposal and well water supply systems, and has no objection.

Variance Criteria

A use variance is subject to a greater burden of proof than more typical zoning variances, such as those to setback or height requirements. In order to approve a use variance, three criteria must be met: (1) the applicants must be unable to secure a reasonable return or make any reasonable use of their property; (2) the difficulties or hardships are peculiar to the subject property in contrast to other properties in the zoning district; *and* (3) the hardship is not the result of the applicants' own actions.

This Office has found no evidence, nor been presented with justification, to demonstrate that the applicant is unable to make reasonable use of the property. The subject property had been previously developed with a dwelling and an accessory structure. The applicant has not explained why the property cannot be redeveloped with a new dwelling and accessory structure, nor any other permitted, conditional or special exception use allowed in the RA or OS districts. Returning the property to its purchased condition, with an oversized structure that is not accessory to a principal structure or for a use that is not allowed, does not represent a reasonable use of the property when there are many other uses that would be allowed by right. While the applicant claims that the pole barn would be used to store personal items, at 46 feet by 96 feet, its excessive size would be more appropriate for a commercial use, such as landscaping and tree contracting with or without the accessory recycling of logs into firewood⁶, which would be suitable for the applicant's business⁷.

This Office has found no evidence, nor been presented with justification, to demonstrate that there are difficulties or hardships which are peculiar to the subject property. Buying a property under violation does not make it inherently unique, nor does it create difficulties or hardships that warrant zoning relief. Had the applicant not been made aware of the violations at the time of purchase, they could seek restitution from the seller. However, the applicant purchased the property in October of 2023, when evidence of the long standing violations would have still been visible on site. Not being granted a variance to restore the property to its purchased condition is not considered a hardship when other uses or improvements would be allowed without relief.

With regards to the third criteria specific to allowing a use variance, this Office finds that the hardship is the result of the applicant's own actions. The applicant knowingly purchased a

⁵ Refer to the Department of Recreation and Parks's comments for their detailed response.

⁶ Allowed by Special Exception in the RA District, in accordance with [§ 18-11-131](#) and [§ 18-11-132](#).

⁷ The contact information for the applicant provided for both the subject variance request and the pending building permit is the same for Maryland Tree & Landscaping Services.

property under violation, of which, the abatement required the removal of the storage building. Following this, the applicant installed, without prior approvals, a well house, a pavilion, the greenhouses, and approximately 24 truck loads of white gravel in the area visible as a dirt floor after the removal of the storage building. It appears that the applicant proceeded under the assumption that they would receive approval to restore the property to the purchased condition. Which would be a condition conducive to a commercial business, rather than personal gardening.

For the granting of a zoning variance (a use variance is a type of zoning variance), a determination must be made that, because of unique physical conditions, there is no reasonable possibility of developing the lot in strict conformance with the Code, or, because of exceptional circumstances other than financial considerations, the grant of a variance is necessary to avoid practical difficulties or unnecessary hardship in the development of the lot.

In this particular case, there appears to be no unique physical conditions, nor exceptional circumstances, preventing development of this oversized lot in strict conformance with the Code. As discussed above, even given the dual zoning, there are several uses which would be permitted by right on this property. Similarly, the property appears to also meet the conditional and special exception requirements for many of those uses allowed in the RA District.

There is no evidence that the use would impair the appropriate use or development of any adjacent property, be contrary to acceptable clearing and replanting practices, nor be detrimental to the public welfare.

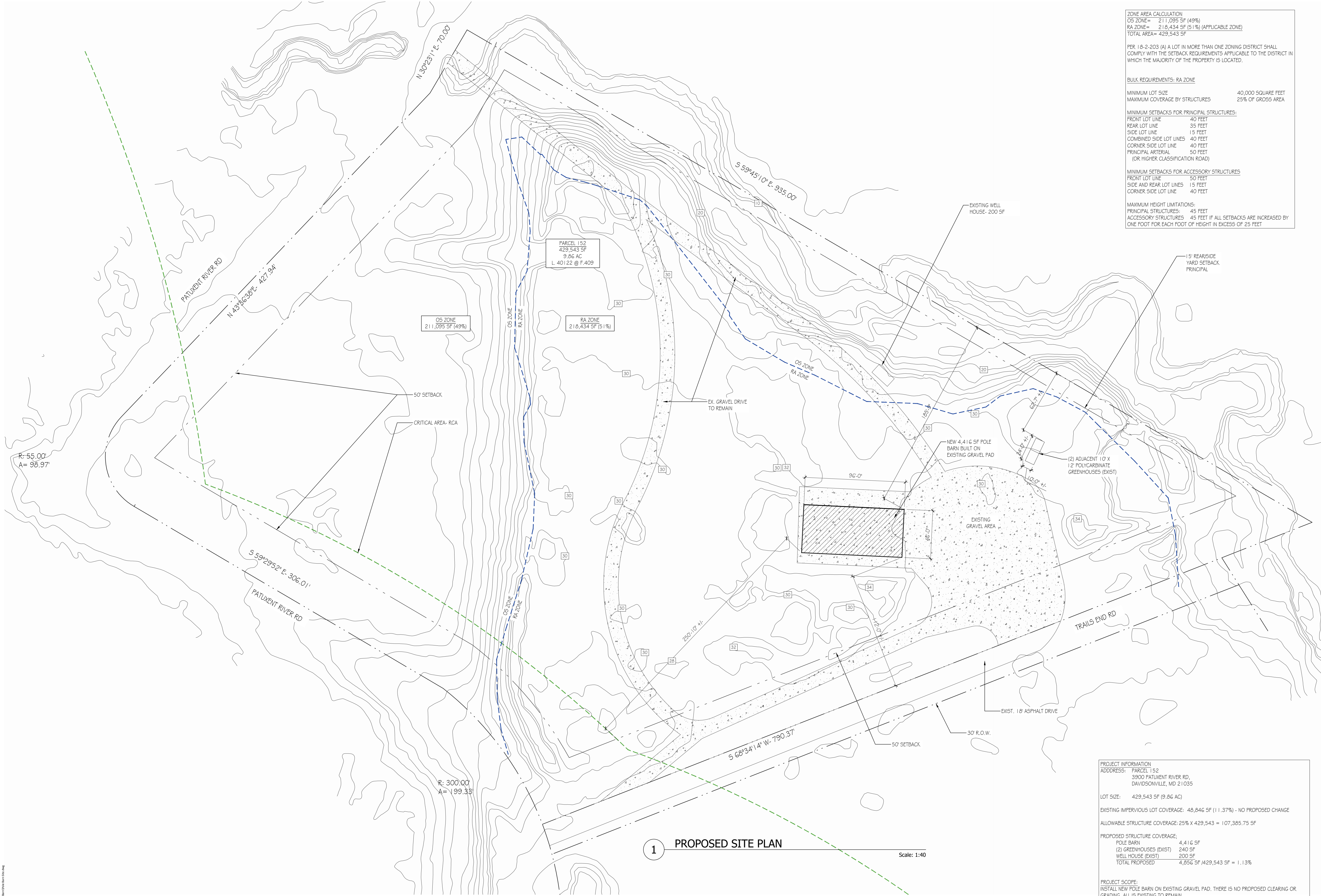
However, granting of the variance may alter the essential character of the neighborhood. A large stand-alone pole barn on a lot would be a unique occurrence in this neighborhood, especially as the applicant does not live near to the subject property such that the structure could conceivably be understood as “accessory” to some nearby principal structure. This Office acknowledges that the applicant bought a property under violation, which they were then responsible to abate by removing the existing structure. Nonetheless, that status is insufficient to justify a use variance that results in development that is not in-keeping with the prevailing pattern of development in the neighborhood. Also, at 46 feet by 96 feet, the pole barn is exceptionally large for the storage of a recreational vehicle, and could be reduced in size. As is the well house at 200 square feet, which generally needs only enough space for a pump, pressure tank, filters, and room for maintenance (approximately 4 feet x 4 feet).

For the reasons stated above, the variance request is not considered the minimum necessary to afford relief.

RECOMMENDATION

With regard to the standards by which a variance may be granted as set forth under Section 18-16-305 of the County Zoning Ordinance, the Office of Planning and Zoning recommends ***denial*** of a use variance to Section 18-4-106 to allow the storage of a recreational vehicle and other equipment within a pole barn, greenhouses, and a well house.

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.



ZONE AREA CALCULATION: OS ZONE= 211,095 SF (49%) RA ZONE= 218,434 SF (51%) (APPLICABLE ZONE) TOTAL AREA= 429,543 SF	
PER 18-2-203 (A) A LOT IN MORE THAN ONE ZONING DISTRICT SHALL COMPLY WITH THE SETBACK REQUIREMENTS APPLICABLE TO THE DISTRICT IN WHICH THE MAJORITY OF THE PROPERTY IS LOCATED.	
BULK REQUIREMENTS: RA ZONE	
MINIMUM LOT SIZE	40,000 SQUARE FEET
MAXIMUM COVERAGE BY STRUCTURES	25% OF GROSS AREA
MINIMUM SETBACKS FOR PRINCIPAL STRUCTURES:	
FRONT LOT LINE	40 FEET
REAR LOT LINE	35 FEET
SIDE LOT LINE	15 FEET
COMBINED SIDE LOT LINES	40 FEET
CORNER SIDE LOT LINE	40 FEET
PRINCIPAL ARTERIAL	50 FEET
(OR HIGHER CLASSIFICATION ROAD)	
MINIMUM SETBACKS FOR ACCESSORY STRUCTURES	
FRONT LOT LINE	50 FEET
SIDE AND REAR LOT LINES	15 FEET
CORNER SIDE LOT LINE	40 FEET
MAXIMUM HEIGHT LIMITATIONS:	
PRINCIPAL STRUCTURES:	45 FEET
ACCESSORY STRUCTURES	45 FEET IF ALL SETBACKS ARE INCREASED BY ONE FOOT FOR EACH FOOT OF HEIGHT IN EXCESS OF 25 FEET

PROJECT INFORMATION	
ADDRESS:	PARCEL 152 3900 PATUXENT RIVER RD, DAVIDSONVILLE, MD 21035
LOT SIZE:	429,543 SF (9.86 AC)
EXISTING IMPERVIOUS LOT COVERAGE: 48,846 SF (11.37%) - NO PROPOSED CHANGE	
ALLOWABLE STRUCTURE COVERAGE: 25% X 429,543 = 107,385.75 SF	
PROPOSED STRUCTURE COVERAGE:	
POLE BARN	4,416 SF
(2) GREENHOUSES (EXIST)	240 SF
WELL HOUSE (EXIST)	200 SF
TOTAL PROPOSED	4,856 SF /429,543 SF = 1.13%
PROJECT SCOPE: INSTALL NEW POLE BARN ON EXISTING GRAVEL PAD. THERE IS NO PROPOSED CLEARING OR GRADING. ALL IS EXISTING TO REMAIN.	

Designer
Lori H Mallonee
3232 Rolling Rd
Edgewater, MD 21037

Pole Barn
3900 Patuxent River Rd
Davidsonville, MD 21035
...

COMMENT REVISION		11/7/2025
VARIANCE APPLICATION		10/14/2025
No.	Issue / Revision	Date
Drawn By:		L.H.
Checked By:		
Plot Date:		November 7, 2025

Sheet Number
C-1.0
Sheet Title
Proposed Site Plan

Project Number SHE001a	File Name Pole Barn Site.dwg
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Debra Winegar
3900 Patuxent River Rd
Davidsonville, MD 21035

11/7/2025

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

Subject: Request for Zoning Variance – 3900 Patuxent River Rd, Davidsonville MD 21035

Dear Administrative Hearing Officer,

I am writing to formally request a zoning variance for my property located at 3900 Patuxent River Rd, Davidsonville, MD 21035, Parcel 152, pursuant to §18-16-305 of the Anne Arundel County Code. This request seeks relief from §18-2-204(c), which prohibits an accessory structure from being located on a lot other than the lot on which a principal structure is located. This provision currently prevents us from constructing a pole barn for storage on our property.

The need for this variance arises from the unique conditions of the lot, which previously contained a storage building. Upon purchase, we were required to demolish the structure due to zoning regulations. We now seek to construct a new pole barn in the same location, using the existing gravel pad to minimize environmental impact and land disturbance.

Although the original proposed footprint exceeded 5,000 square feet, we have reduced the size of the building to 4,416 square feet to further limit land disturbance and align with County guidelines. We respectfully request clarification regarding the grading permit requirement: specifically, that the calculated disturbed area be limited to the exterior footprint of the proposed structure, without the additional 10-foot offset typically applied. This request is based on the presence of an existing cleared gravel pad and the minimal foundation design, which consists solely of column pier footings. Each pier will be 14 inches in diameter and 30 inches deep, installed using augers. This approach significantly limits land disturbance and supports the County's environmental goals. There is no proposed change to the existing grade or tree coverage.

We would also like to clearly state that we have no intention of operating a commercial business at this location. We understand that the previous owner may have conducted activities on the property without proper permits, and we recognize that this history may cast a shadow of doubt on the current use of the land. However, we have gone to great lengths—investing significant time and an enormous amount of money—to correct all those issues, despite not having caused them ourselves.

Our current plan for the property is residential, although due to market and economic conditions, we are uncertain when development will begin. In the meantime, we are seeking to restore the value of the property to its original purchase condition by replacing the barn that was removed. The new barn will serve essential functions for our us, including storage for our RV, lawnmower, and other equipment necessary to properly maintain a 10-acre property. Additionally, I hope to create a space where I can garden with my family, including a small personal vegetable garden and a few fruit trees.

We now respectfully request a clear and lawful avenue, through proper permits and variances, to use our property for personal purposes. We hope you can sympathize with the frustration we are currently experiencing, and any assistance you can provide to help us rectify this situation as soon as possible would be deeply appreciated.

Granting this variance will not adversely affect public safety, health, or welfare, and will not alter the essential character of the neighborhood. The proposed use is compatible with surrounding properties and consistent with the General Development Plan. I am committed to implementing any reasonable mitigation measures deemed necessary by the Office of Planning and Zoning.

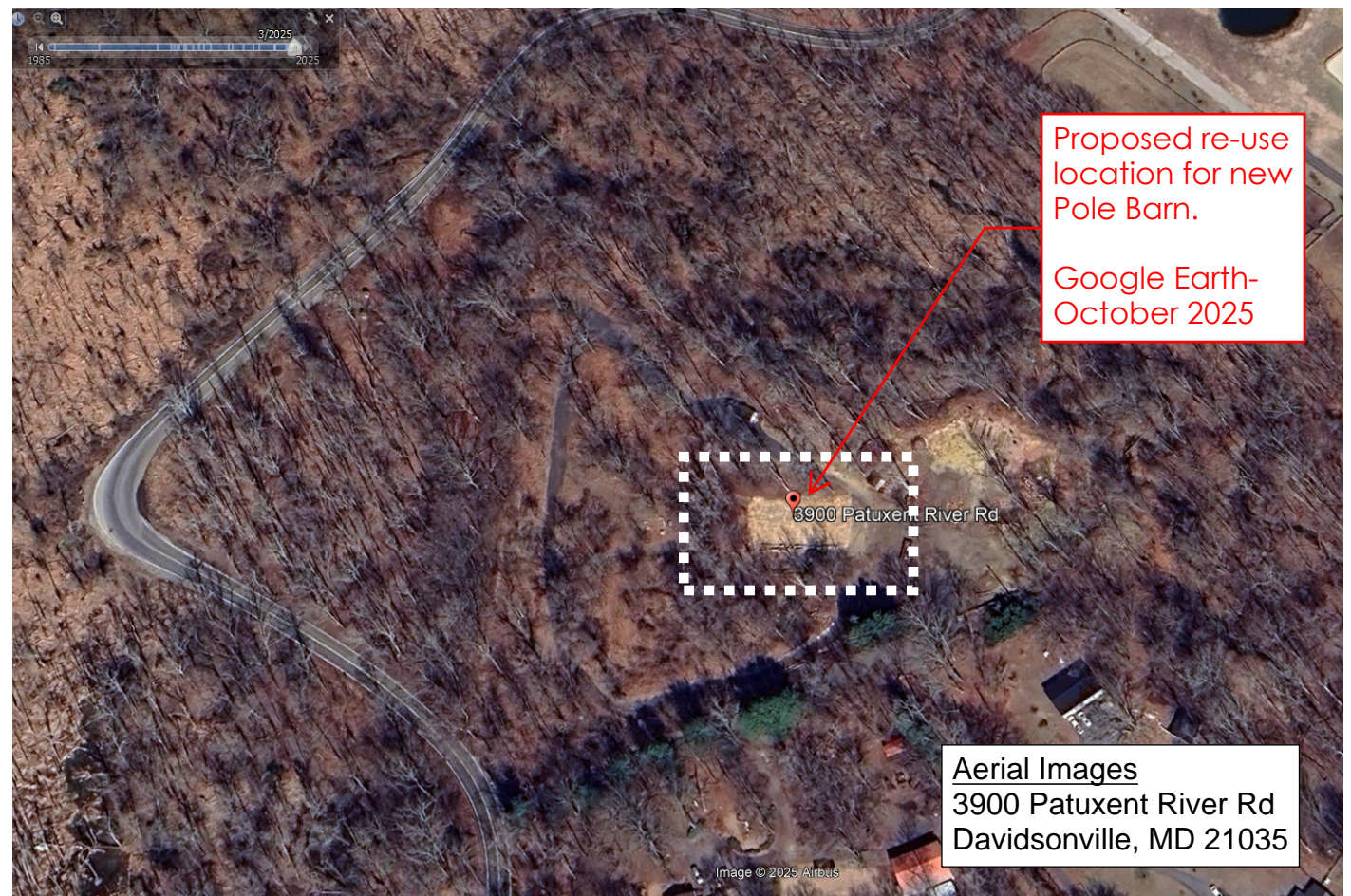
Attached to this letter are supporting documents including site plans, historic aerial images, and other relevant materials to assist in your review. I respectfully request that the Office of Administrative Hearings consider this application and grant the requested variance.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Winegar".

Debra Winegar
Greenhouse Gardens, LLC



Aerial Images
3900 Patuxent River Rd
Davidsonville, MD 21035

CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS
1804 WEST STREET, SUITE 100
ANNAPOLIS, MD 21401

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction: Anne Arundel County

Date:

Tax Map #	Parcel #	Block #	Lot #	Section
58	0152	0020		

Tax ID: 100009119107

FOR RESUBMITTAL ONLY

Corrections ☐
Redesign ☐
No Change ☐
Non-Critical Area ☐

*Complete Only Page 1
General Project Information

Project Name (site name, subdivision name, or other) Pole Barn

Project location/Address 3900 Patuxent River Rd

City Davidsonville Zip 21035

Local case number

Applicant: Last name Winegar First name Debra

Company

Application Type (check all that apply):

Building Permit	<input type="checkbox"/>	Variance	<input checked="" type="checkbox"/>
Buffer Management Plan	<input type="checkbox"/>	Rezoning	<input type="checkbox"/>
Conditional Use	<input type="checkbox"/>	Site Plan	<input type="checkbox"/>
Consistency Report	<input type="checkbox"/>	Special Exception	<input type="checkbox"/>
Disturbance > 5,000 sq ft	<input type="checkbox"/>	Subdivision	<input type="checkbox"/>
Grading Permit	<input type="checkbox"/>	Other	<input type="checkbox"/>

Local Jurisdiction Contact Information:

Last name AACo Zoning Administration Section First name

Phone # 410-222-7437 Response from Commission Required By TBD

Fax # Hearing date TBD

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

Construction of new residential accessory storage building- pole barn

Intra-Family Transfer ☐ Yes
Grandfathered Lot ☐

Growth Allocation ☐ Yes
Buffer Exemption Area ☐

Project Type (check all that apply)

Commercial ☐
Consistency Report ☐
Industrial ☐
Institutional ☐
Mixed Use ☐
Other ☐

Recreational ☐
Redevelopment ☐
Residential ☒
Shore Erosion Control ☐
Water-Dependent Facility ☐

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft
IDA Area	0	
LDA Area	0	
RCA Area	1.176	
Total Area	9.861	

Total Disturbed Area

Acres	Sq Ft
	5568

of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	7.9 +/-	344,721	Existing Lot Coverage	1.12	48,846
Created Forest/Woodland/Trees	0		New Lot Coverage		0
Removed Forest/Woodland/Trees	0		Removed Lot Coverage		0
			Total Lot Coverage	1.12	48,846

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance	0		Buffer Forest Clearing	0	
Non-Buffer Disturbance	0		Mitigation	0	

Variance Type

Buffer ☐
Forest Clearing ☐
HPA Impact ☐
Lot Coverage ☐
Expanded Buffer ☐
Nontidal Wetlands ☐
Setback ☐
Steep Slopes ☐
Other ☒

Accessory structure without
a primary structure

Structure

Acc. Structure Addition ☐
Barn ☐
Deck ☐
Dwelling ☐
Dwelling Addition ☐
Garage ☐
Gazebo ☐
Patio ☐
Pool ☐
Shed ☐
Other ☒

Pole Barn

Debra Winegar
3900 Patuxent River Rd
Davidsonville, MD 21035

October 13, 2025

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

Subject: Environmental and Site Impact Statement – 3900 Patuxent River Rd, Davidsonville, MD

Dear Administrative Hearing Officer,

I am submitting this letter in support of my zoning variance application for the property located at 3900 Patuxent River Rd, Davidsonville, MD. Below are responses to the required environmental and site impact criteria:

- **Proposed Use:** The property is zoned RA, and the proposed use is the construction of a pole barn for personal storage. The structure will support residential activities and is not intended for commercial, industrial, or maritime purposes.
- **Vegetation and Disturbance:** The parcel is predominantly covered with mature deciduous trees and native shrubs, which occupy approximately 80% of the total lot area. The proposed development will disturb less than 5,600 square feet (approx. 1.3% of the existing lot), primarily limited to the footprint of the pole barn. Mitigation efforts include reusing the existing gravel pad, preserving surrounding vegetation, and avoiding additional clearing or grading.
- **Water Quality and Habitat Protection:** To minimize environmental impacts, sediment and erosion control measures will be implemented, including silt fencing around the disturbed area. Stormwater will be managed through natural infiltration via the existing gravel base, which reduces runoff and promotes percolation. No changes will be made to natural drainage patterns.
- **Impervious Surface Calculation:** Prior to construction, the impervious surface includes approximately 48,846 square feet of gravel and minor concrete pads, and a small well house. After construction, there will be no change to the total impervious because our

proposal will reuse the existing gravel base. No new driveways or paved areas are proposed.

- **Habitat Protection Areas:** A portion of the property does include critical area buffers. The proposed development is located outside of sensitive environmental zones and will not impact any known rare or endangered species or waterfowl habitats.

Thank you for your time and consideration of this application. Please feel free to contact me should you require any additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Winegar".

Debra Winegar

Greenhouse Gardens, LLC

CRITICAL AREA REPORT WORKSHEET TO ACCOMPANY THE SITE PLAN

Permit Number _____

Total Site Area _____ Square Feet (1 Acre = 43,560 Square Feet)

Total Wooded Area _____ Square Feet- ‘Wooded’ MEANS A BIOLOGICAL COMMUNITY DOMINATED BY TREES AND OTHER WOODY PLANTS (SHRUBS AND UNDERGROWTH), INCLUDING FORESTS THAT HAVE BEEN CUT BUT NOT CLEARED.

* Please Indicate Square Footage of Woodland Removed for the following:

1. House _____ Sq. Ft.
5. Accessory Structure _____ Sq. Ft.
2. Septic or sewer _____ Sq. Ft.
6. Additions _____ Sq. Ft.
3. Well _____ Sq. Ft.
7. Storm Water Management _____ Sq. Ft.
4. Driveway _____ Sq. Ft.
8. Other Clearing: work area; access; stockpiles,
etc. _____ Sq. Ft.

* Total Woodland Removed = _____ Sq. Ft.

“Impervious Coverage” IS ANY SURFACE THAT WILL NOT ABSORB LIQUID. THIS INCLUDES ROOFS, SIDEWALKS, DRIVEWAYS, AND ANY TYPE OF PAVEMENT. COMPACTED GRAVAEL IS CONSIDERED AN IMPERVIOUS SURFACE.

* Please Indicate Square Footage of Impervious Coverage for the following:

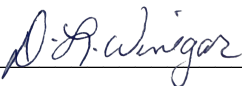
- | <u>Existing Impervious</u> | <u>Proposed Impervious</u> |
|---------------------------------------|---------------------------------------|
| 1. House (roof area) _____ Sq. Ft. | 1. House (roof area) _____ Sq. Ft. |
| 2. Driveway + Sidewalks _____ Sq. Ft. | 2. Driveway + Sidewalks _____ Sq. Ft. |
| 3. Accessory Structures _____ Sq. Ft. | 3. Accessory Structures _____ Sq. Ft. |
| | 4. Additions _____ Sq. Ft. |

* Total Existing and Proposed Impervious Coverage _____ Sq. Ft.

⊗ PLEASE INCLUDE ALL EXISTING AND PROPOSED SQUARE FOOTAGE.

I _____, _____, (property owner and contract purchaser, if applicable) hereby certify that the above critical area worksheet is true and correct based upon personal knowledge. I further declare that a copy of the foregoing document will be transferred to any purchaser of this property from me (or corporation, if applicable) at the time of settlement. I hereby understand that these computations shall be a binding part of issuance of a building permit for lot # _____, block # _____ of Subdivision _____.

I hereby certify that I have seen and read the record plat (if approved after 1986 and subject to Critical Area requirements) and have indicated on the attached site plan any easements, buffers, or other restrictions declared on said plat.

 _____ (Signature) _____ (Date)

_____ (Title)

_____ (Signature) _____ (Date)

_____ (Title)

2025-0213-V

Menu		Cancel		Help	
Task		Due Date		Assigned Date	
OPZ Cultural Resources		12/08/2025		11/17/2025	
Assigned to Department		Assigned to		Status	
OPZ Cultural Resources		Stacy Poulos		Complete w/ Comments	
Action by Department		Action By		Status Date	
OPZ Cultural Resources		Stacy Poulos		11/21/2025	
Start Time		End Time		Hours Spent	
				0.0	
Billable		Overtime		Comments	
No		No		The Cultural Resources Section has no objection to this variance and does not anticipate an adverse effect from construction of a new barn on the existing concrete pad. Please note that the Cultural Resources Section requires review of all grading/building permits for this property, which is subject to compliance per Article 17-6-502 and 17-6-504.	
				This property contains one archaeological site, 18AN77, recorded in the State database in 1970, which has not been evaluated. The proposed work does not present new disturbance and is not an adverse effect; however, future development applications may require a Phase I Archaeological survey report for compliance review.	
				The property is also located on a Scenic and Historic Road, Patuxent River Road. This proposal presents no adverse effect. Any future development proposals should be in compliance with the 14-criteria in Article 17-6-504. Development applications should include notes/labels identifying the Scenic and Historic Road.	
Time Tracking Start Date		Est. Completion Date		In Possession Time (hrs)	
Display E-mail Address in ACA		<input checked="" type="checkbox"/> Display Comment in ACA		Comment Display in ACA	
No				<input checked="" type="checkbox"/> All ACA Users	
				<input checked="" type="checkbox"/> Record Creator	
				<input checked="" type="checkbox"/> Licensed Professional	
				<input checked="" type="checkbox"/> Contact	
				<input checked="" type="checkbox"/> Owner	
Estimated Hours		Action		Workflow Calendar	
0.0		Updated			
Task Specific Information					
Expiration Date		Review Notes		Reviewer Name	
Reviewer Phone Number		Reviewer Email			

2025-0213-V

Menu		Cancel	Help	
Task		Due Date		Assigned Date
I and P Engineering		12/08/2025		11/17/2025
Assigned to Department		Assigned to		Status
Engineering		Jean Janvier		Complete w/ Comments
Action by Department		Action By		Status Date
Engineering		Jean Janvier		12/08/2025
Start Time		End Time		Hours Spent
				0.0
Billable		Overtime		Comments
No		No		1. Include a North Arrow on the Site Plan.
				2. On the Site Plan, the scale is noted as being 1:40. However, the dimensions shown do not correspond to the scale. Ensure the Site Plan is drawn to the scale noted.
				3. Show and label any existing and proposed stormwater management devices. If there are not any, note so on the Site Plan.
				4. Show and label the septic system and the septic reserve area. If none is present, note so on the Site Plan.
				5. On the Site Plan, show and label the LOD and note its size.
				6. On page two of the Critical Area Project Notification Application, the "total disturbed area" is listed as 5,568 sq ft. However, on page one of the Standard Grading Plan (SGP) Application, the "area to the disturbed" is listed as 0 feet. Revise accordingly so these values are consistent in all documents.
				7. On the Critical Area Report Worksheet, the square footage of the components listed under the "existing impervious" and "proposed impervious" columns do not add up to the square footage of the "total existing and proposed impervious coverage". Please revise accordingly.
				8. On the Site Plan, label Trails End Road as public or private.
				9. On the Site Plan, show and label the stream, Davidsonville Branch, and the stream buffers.
				10. On the Site Plan, show and label the wetlands and the wetlands buffers.
				11. On the Site Plan, there is a label for Patuxent River Road. However, no right-of-way is shown. Show the opposite right-of-way for Patuxent River Road and its edge of pavement.
				12. On the Site Plan, the leader line to the Critical Area line does not show which side of the line the Critical Area is in. Label the RCA Critical Area on the upland side.
				13. In the Letter of Request, it states the size of the proposed building is 4,416 sq ft. However, in the Critical Area Report Worksheet, the proposed impervious square footage for accessory structures is listed as 5,768 sq ft. Revise accordingly to ensure the square footage of the proposed building is consistent across all submitted documents.
Time Tracking Start Date		Est. Completion Date		In Possession Time (hrs)
Display E-mail Address in ACA		<input checked="" type="checkbox"/> Display Comment in ACA		Comment Display in ACA
No				<input checked="" type="checkbox"/> All ACA Users
				<input checked="" type="checkbox"/> Record Creator
				<input checked="" type="checkbox"/> Licensed Professional
				<input checked="" type="checkbox"/> Contact
				<input checked="" type="checkbox"/> Owner
Estimated Hours		Action		Workflow Calendar
0.0		Updated		

Task Specific Information		
Expiration Date	Review Notes	Reviewer Name

2025-0213-V

<div>Menu</div>		<div>Cancel</div>	<div>Help</div>
<div>Task</div> <div>Fire Marshal</div> <div>Assigned to Department</div> <div>Fire Marshal's Office</div> <div>Action by Department</div> <div>Fire Marshal's Office</div> <div>Start Time</div>		<div>Due Date</div> <div>12/08/2025</div> <div>Assigned to</div> <div>Robert Flynn</div> <div>Action By</div> <div>Robert Flynn</div> <div>End Time</div>	<div>Assigned Date</div> <div>11/17/2025</div> <div>Status</div> <div>Complete w/ Comments</div> <div>Status Date</div> <div>11/17/2025</div> <div>Hours Spent</div> <div>0.0</div> <div>Comments</div> <div>Defer to Inspection and Permits and Office of Planning and Zoning as this application appears to be a business and may need to go through the SDP process.</div> <div>In Possession Time (hrs)</div> <div>Comment Display in ACA</div> <div><input checked="" type="checkbox"/> All ACA Users</div> <div><input checked="" type="checkbox"/> Record Creator</div> <div><input checked="" type="checkbox"/> Licensed Professional</div> <div><input checked="" type="checkbox"/> Contact</div> <div><input checked="" type="checkbox"/> Owner</div> <div>Workflow Calendar</div>
<div>Billable</div> <div>No</div>	<div>Overtime</div> <div>No</div>		
<div>Time Tracking Start Date</div> <div>Display E-mail Address in ACA</div> <div>No</div>	<div>Est. Completion Date</div> <div><input checked="" type="checkbox"/> Display Comment in ACA</div>		
<div>Estimated Hours</div> <div>0.0</div>	<div>Action</div> <div>Updated</div>		
<div>Task Specific Information</div>			
<div>Expiration Date</div> <div>Reviewer Phone Number</div>		<div>Review Notes</div> <div>Reviewer Email</div>	<div>Reviewer Name</div>



STEUART PITTMAN, COUNTY EXECUTIVE
JESSICA LEYS, DIRECTOR
RECREATION AND PARKS
1 HARRY S. TRUMAN PKWY
ANNAPOLIS, MD 21401
AACOUNTY.ORG/RECPARKS



MEMORANDUM

TO: Sadé Medina, Zoning Division
Office of Planning and Zoning

FROM: Pat Slayton
Capital Projects Division

SUBJECT: Variance Case 2025-0213-V

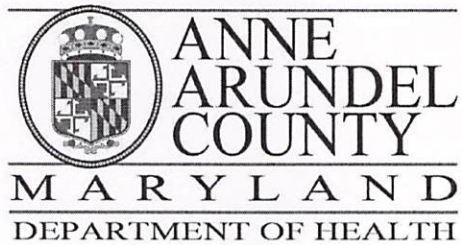
DATE: November 17, 2025

The Department of Recreation and Parks has reviewed the above plans to determine if there may be impacts to the Anne Arundel County Green Infrastructure Network, parks, and trails. Please note our recommendations according to those findings below.

- This site is contiguous to the Patuxent River Greenway Bayard Park. This development shall not discharge runoff to the County's property at a rate greater than existing conditions.
- This site lies within the Anne Arundel County Green Infrastructure Network, a proposed preservation area considered in the Anne Arundel County Green Infrastructure Master Plan. The proposed development is consistent with the spirit of the Green Infrastructure Master Plan.

The Department of Recreation and Parks has no further comments.

cc: File



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

A handwritten signature in blue ink, appearing to be "BC", written over the name "Brian Chew" in the "FROM" field.

DATE: November 24, 2025

RE: Green House Gardens, LLC
3900 Patuxent River Road
Davidsonville, MD 21035

NUMBER: 2025-0213-V

SUBJECT: Variance/Special Exception/Rezoning

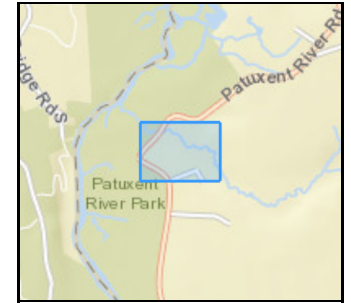
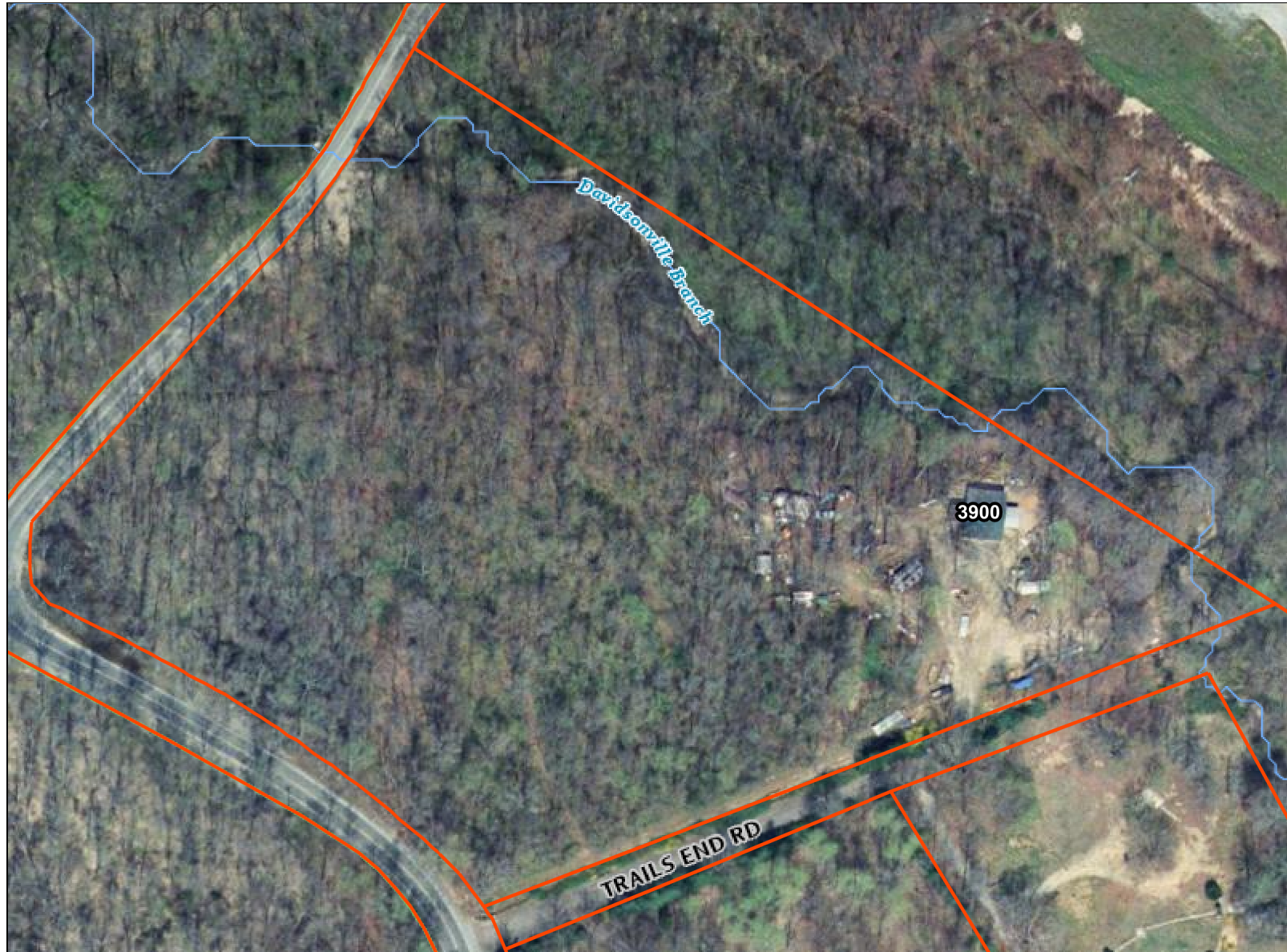
The Health Department has reviewed the above referenced variance to allow an accessory structure (pole barn) and to perfect an accessory structure (greenhouse) on a residential lot without a principal structure and with less setbacks than required. .

The Health Department has reviewed the on-site sewage disposal and well water supply system for the above referenced property. The Health Department has determined that the proposed request does not adversely affect the on-site sewage disposal and well water supply systems. 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

3900 Patuxent River Road (2025-0213-V) - 1998



Legend

Foundation

Addressing



Parcels



Parcels - Annapolis City



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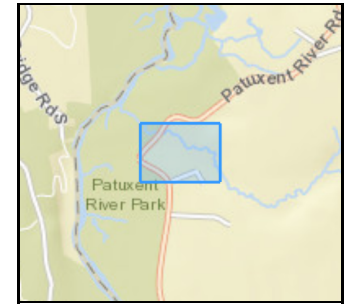
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Notes

3900 Patuxent River Road (2025-0213-V) - October 2023



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Nearmap



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3900 Patuxent River Road (2025-0213-V) - October 2024



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Nearmap

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Notes

3900 Patuxent River Road (2025-0213-V) - February 2025



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Nearmap

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Notes

3900 Patuxent River Road (2025-0213-V) - June 2025



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Addressing



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Nearmap



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Notes