

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

**APPLICANT:** Genesis Rodriguez

**ASSESSMENT DISTRICT:** 1

**CASE NUMBER:** 2025-0196-V

**COUNCIL DISTRICT:** 7

**HEARING DATE:** January 13, 2026

**PREPARED BY:** David Russell  
Planner

*DR*

**REQUEST**

The applicant is seeking a variance to allow an accessory structure (accessory dwelling unit) in the front yard of a nonwaterfront lot with less setbacks than required, on property located at 525 Overhill Drive, in Edgewater.

**LOCATION AND DESCRIPTION OF SITE**

The subject property is irregularly shaped, with approximately 190' of frontage on the east side of Overhill Drive, with the southern boundary abutting a portion of a platted private driveway.

The property is approximately 27,645 square feet, located approximately 400 feet northeast of the intersection of Overhill Drive and Outrigger Drive, in the Holly Hill Harbor neighborhood (Parcel 529, Grid 15, Tax Map 60, Lot 11). This non-waterfront property is zoned R2 - Residential and located entirely within the Chesapeake Bay Critical Area designation - Limited Developed Area (LDA).

The property is improved with a single-family, split foyer dwelling with an attached deck and enclosed porch, a detached garage approximately 48' south of the dwelling, and privacy fencing between the dwelling and garage, shielding the rear yard from view.

**PROPOSAL**

The applicant proposes the conversion of an existing 24' x 24' detached garage into an accessory dwelling unit, to include a bedroom, kitchenette, full bathroom, washer/dryer and living area.

**REQUESTED VARIANCES**

§ 18-2-204(b)(4) of the Anne Arundel County Code prohibits accessory structures in the front yards of non-waterfront lots. The proposed location is in the front yard, necessitating variance to this section of the Code.

**FINDINGS**

The subject property is irregularly shaped and consists of approximately 28,000 square feet of land, exceeding the R2 minimum lot size of 10,000 square feet (if served by public sewer).

Because of the curvature of Overhill Drive, and the property's subsequent curved frontage, the existing dwelling sits approximately 58 feet from the front property line, while the detached garage is approximately 68 feet from the front property line. However, despite being farther from the front property line, the garage's front façade extends forward of the dwelling's front façade, placing it within the front yard. Using County aerial imagery and measuring tools, the garage appears to be approximately 15 feet forward of the dwelling. The garage meets all required accessory structure setbacks in the R2 zoning district. The proposed ADU conversion will be an interior renovation of the existing 515 square foot garage, with no expansion of its footprint or additional height.

#### Agency Comments

The **Inspections and Permits (Engineering) Department** provided the following comments:

- Does the well have the capacity for the existing single-family home and the proposed ADU?
- Show and label the mayo tank/grinder pump. Label this device as either public or private. Does this device have the capacity for the existing single-family home and the proposed ADU?
- Show and label the existing public sewer main and the sewer valve assembly.
- Label Overhill Drive as either public or private.
- Include a vicinity map.
- Label the property as being in the Limited Development Area of the Critical Area.
- Label the adjoining lots

The **Health Department** has reviewed the above referenced variance to allow an accessory structure (accessory dwelling unit) in the front yard of a non-waterfront lot and with less setbacks than required.

The Health Department has reviewed the well water supply system for the above referenced property. The Health Department has determined that the proposed request does not adversely affect the well water supply system. 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.

#### Variance Criteria

To be granted a variance it must be found that because of unique physical conditions, such as irregularity, narrowness or shallowness of lot size and shape or exceptional topographical conditions peculiar to and inherent in the particular lot, there is no reasonable possibility of developing the lot in strict conformance with this article; 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.

The subject property's size exceeds the R2 minimum requirements and is comparable in size to nearby properties. The existing garage meets all accessory structure setback requirements. The conversion of the garage into an accessory dwelling unit will require no expansion of the existing footprint or setback encroachment. The proposed conversion will have minimal impact on the subject property and nearly no impact on neighboring properties.

As such, the granting of the variance would not alter the essential character of the neighborhood or district in which the lot is located, but would not impair the appropriate use or development of adjacent property, and would not 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 the requested variances to § 18-2-204(b)(4) to allow an accessory structure in the front yard of a non-waterfront lot.

**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.



CASE #. CT-110574MD



LOCATION DRAWING OF  
**#525 OVERTHILL DRIVE**  
**LOT 11 BLOCK 1**  
**HOLLY HILL HARBOR**  
PLAT BOOK 69, PLAT 43  
ANNE ARUNDEL COUNTY, MARYLAND  
SCALE: 1"=40' DATE: 11-06-2024  
DRAWN BY: AP FILE #: 2410133-805

## LEGEND:

- FENCE
- BASEMENT ENTRANCE
- BAY WINDOW
- BRICK
- BLDG. RESTRICTION LINE
- BSMT
- BASEMENT
- CONCRETE STOOP OR SLAB
- CONC.
- DRIVEWAY
- LP.
- UTILITY POLE
- FRAME
- MACADAM
- WW
- WINDOW WELL
- OH
- OVERHANG
- PUE
- PUBLIC UTILITY ESMT.
- PIE
- PUBLIC IMPROVEMENT ESMT.

## COLOR KEY:

- RED RECORD INFORMATION
- BLUE IMPROVEMENTS
- GREEN ESMTS & RESTRICTION LINES



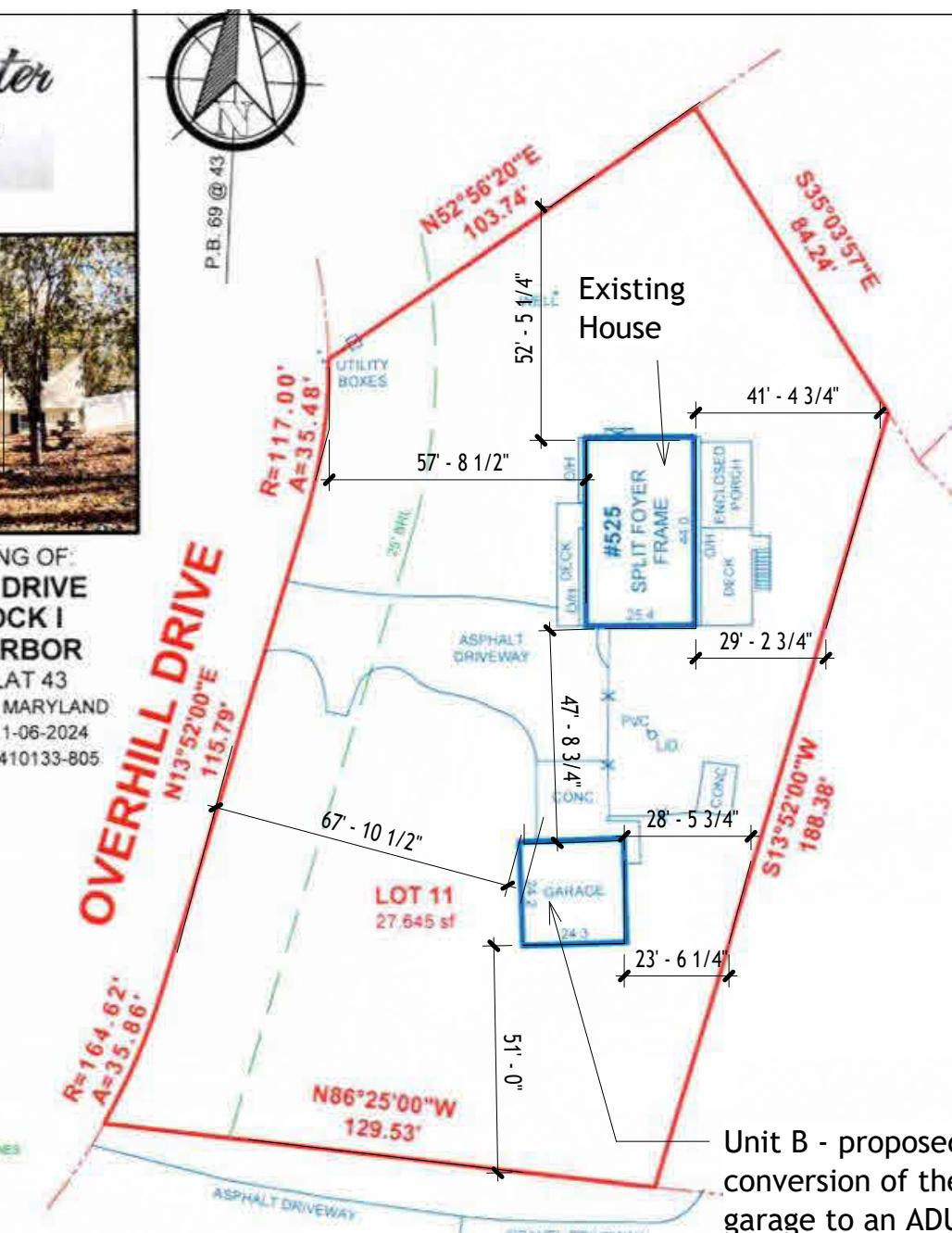
## SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED HEREIN AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS SETFORTH IN REGULATION 12 CHAPTER 09.13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCES, BUILDINGS, OR OTHER IMPROVEMENTS. THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING. THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INSOFAR AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING, OR REFINANCING. THE LEVEL OF ACCURACY FOR THIS DRAWING IS 1". NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THIS COMPANY. SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS ON RECORD. BUILDING RESTRICTION LINES AND EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY. IMPROVEMENTS WHICH IN THE SURVEYOR'S OPINION APPEAR TO BE IN A STATE OF DISREPAIR OR MAY BE CONSIDERED TEMPORARY MAY NOT BE SHOWN. IF IT APPEARS ENCROACHMENTS MAY EXIST, A BOUNDARY SURVEY IS RECOMMENDED.

A Land Surveying Company

**DULEY**  
and  
Associates, Inc.

Serving D.C. and MD  
14604 Elm Street, Upper Marlboro, MD 20772  
Phone: 301-888-1111 Fax: 301-888-1114  
Email: [orders@duley.biz](mailto:orders@duley.biz) On the web: [www.duley.biz](http://www.duley.biz)



No.	Description	Date
1	Revision 1	Date 1

## Site Plan

Project number	05
Date	7/1/25
Drawn by	Sandra Callejas
Checked by	

A101a

September 24, 2025

To Whom it May Concern,

We are applying for a variance at 525 Overhill Dr, permit B02435209. The intent is to convert existing detached garage into a ADU small dwelling unit complete with bedroom, kitchenette, full bathroom, washer/dryer and living area. There is no extension of existing structure, just interior conversion of the use of the space. Space is 515.20 sf and located at 525 Overhill Dr Edgewater, MD 21037.

In accordance with Article 18-2-204(b)(4), an accessory structure may not be located in front yard of a non-waterfront lot. Thus, per permit reviewer, the change in use requires a variance prior to approval.

Sincerely,

Sandra Callejas (applicant)

1/2

12/18/24 11:22 AM C 00002 R 0002  
 Val #: 0002-264538 \$4,305.00  
 Deed - Recording Tax  
 Instrument Type: Deed

Charter Title, LLC  
 File No. CT-110574MD  
 Tax ID #: 01-411-90020600

LR - Deed (w Taxes)  
 Recording only ST20.00  
 Name: Rodriguez  
 Ref:  
 LR - Deed (with Taxes)  
 Surcharge 40.00  
 LR - Deed State  
 Transfer Tax 3,075.00  
 LR - NR Tax - 1kd 0.00  
 by and  
 SubTotal: 3,135.00  
 Total: 3,195.00  
 12/30/2024 08:56  
 CC02-WD  
 #18617058 CC0501 -  
 Anne Arundel  
 County/CC05.01.08 -

This Deed made this 14<sup>th</sup> day of November, 2024, between Kristina A. Terry and Justin T. Terry, GRANTORS, and Genesis Mirellys Diaz Rodriguez, GRANTEE.

- Witnesseth -

That in consideration of the sum of Six Hundred Fifteen Thousand Dollars ~~and No Cents~~ (\$615,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantee, Genesis Mirellys Diaz Rodriguez, as Sole Owner, her heirs, personal representatives and assigns, in fee simple, all that lot of ground situate in the County of Anne Arundel, State of Maryland and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot Number Eleven (11), Block 1 (Eye), as shown on the Plat entitled, "RESUBDIVISION OF PART OF HOLLY HILL HARBOR", which Plat is recorded among the Land Records of Anne Arundel County, Maryland in Plat Book 69, Folio 43, as Plat Number 3668.

For informational purposes only:

The improvements thereon being known as 525 Overhill Drive, Edgewater, Maryland 21037.

Being the same property granted and conveyed from Princert E. Chapman, acting by and through his Attorney-in-Fact, Theresa C. Chapman, pursuant to Power of Attorney dated January 10, 2008 and recorded among the Land Records of Anne Arundel County, Maryland in Liber 19805, Folio 251 and Theresa C. Chapman to Justin T. Terry and Kristina A. Terry by a Deed dated February 21, 2008 and recorded on March 12, 2008 in Book 19961, Page 647.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Grantee, Genesis Mirellys Diaz Rodriguez, as Sole Owner, her heirs, personal representatives and assigns, in fee simple.

And the Grantors hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

ACCT. 1411-9002-0600  
 ALL REQUIRED LIENS ARE PAID AS

**In Witness Whereof**, Grantors have caused this Deed to be properly executed and sealed the day and year first above written.

Witnessed by

Witnessed by

State of MD

County of ANNE ARUNDEL

} ss

(SEAL)

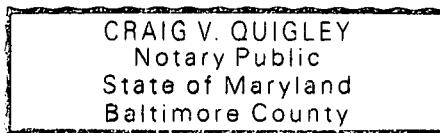
(SEAL)

Kristina A. Terry

Justin T. Terry

I hereby certify that on this 13 day of November, 2024, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Kristina A. Terry, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



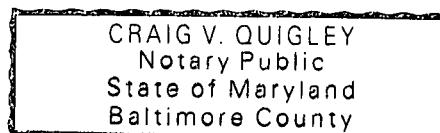
Notary Public

My Commission Expires: 4/4/26

State of MD  
County of ANNE ARUNDEL} ss

I hereby certify that on this 13 day of November, 2024, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Justin T. Terry, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

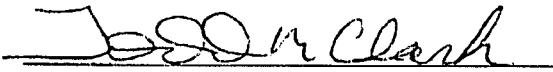
IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public

My Commission Expires: 4/4/26

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Supreme Court of Maryland.



Todd M. Clark

Todd M. Clark

AFTER RECORDING, PLEASE RETURN TO:

Charter Title, LLC

231 Najoles Road, Suite 100-C

Millersville, MD 21108

**MARYLAND**  
**FORM**  
**WH-AR**

**Certification of Exemption from Withholding Upon  
 Disposition of Maryland Real Estate Affidavit of  
 Residence or Principal Residence**

2024

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence

**1. Transferor Information**

Name of Transferor Justin T. Terry

**2. Description of Property** (Street address. If not address is available, include county, district, subdistrict and lot numbers).  
 525 Overhill Drive, Edgewater, MD 21037

**3. Reasons for Exemption**

**Resident Status**

As of the date this form is signed, I, Transferor, am a resident of the State of Maryland

Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

**Principal Residence**

Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence of 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation

**Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my Knowledge, it is true, correct, and complete.**

**3a. Individual Transferors**

Witness

Justin T. Terry

Name

Signature

\*\*Date

11/13/24

**3b. Entity Transfers**

Witness/Attest

Name of Entity

By

Name

\*\*Date

Title

\*\* Form must be dated to be valid.

**Note:** Form is only valid if it was executed on the date the Property was transferred and is property recorded with the Clerk of the Court.

**To the Clerk of the Court:** Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

MARYLAND  
FORM  
**WH-AR**

**Certification of Exemption from Withholding Upon  
Disposition of Maryland Real Estate Affidavit of  
Residence or Principal Residence**

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

**1. Transferor Information**

Name of Transferor Kristina A. Terry

**2. Description of Property** (Street address. If no address is available, include county, district, subdistrict and lot numbers).  
525 Overhill Drive, Edgewater, MD 21037

**3. Reasons for Exemption**

**Resident Status**



As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.



Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

**Principal Residence**

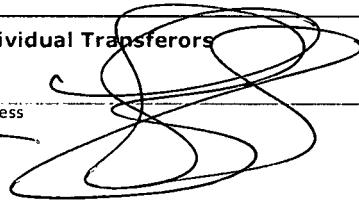


Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

**Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.**

**3a. Individual Transferors**

Witness



Kristina A. Terry

Name

\*\*Date

Signature

11/13/24

**3b. Entity Transferors**

Witness/Attest

Name of Entity

By

Name

\*\*Date

Title

\*\* Form must be dated to be valid.

**Note:** Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

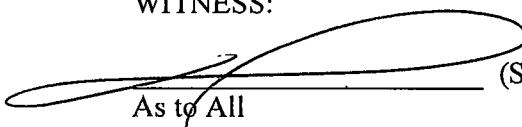
**To the Clerk of the Court:** Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

## OWNER OCCUPANCY AFFIDAVIT

Genesis Mirells Diaz Rodriguez, as Sole Owner, his or her heirs, personal representatives and assigns, the Grantee(s) in the within Deed hereby certify under the penalties of perjury, as evidenced by the joinder herein, that the land conveyed in this Deed is residentially improved owner-occupied real property and that the residence will be occupied by me/us.

Genesis M. Diaz  
Genesis Mirells Diaz Rodriguez

WITNESS:

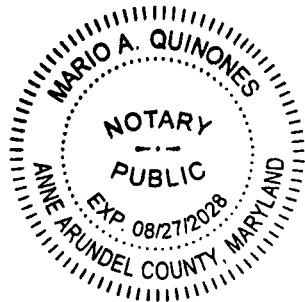
 (SEAL)

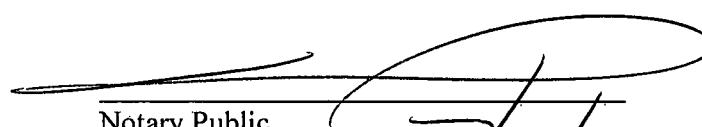
As to All

STATE OF MARYLAND, Anne Arundel, to wit:

I HEREBY CERTIFY, that on this 14 day of Nov, 2024, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Genesis Mirells Diaz Rodriguez, the parties herein, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged the foregoing to be his/her/their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



 Notary Public

My Commission Expires: 08/27/2028

## State of Maryland Land Instrument Intake Sheet

Baltimore City  County: Anne Arundel

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.  
(Type or Print in Black Ink Only—All Copies Must Be Legible)

Space Reserved for Circuit Court Clerk Recording Validation

1 Type(s) of Instruments		Check Box if addendum Intake Form is Attached.)									
<input checked="" type="checkbox"/> Deed <input checked="" type="checkbox"/> Deed of Trust		Mortgage Lease	Other _____	Other _____							
<input checked="" type="checkbox"/> Improved Sale Arms-Length /1/		Unimproved Sale Arms-Length /2/	Multiple Accounts Arms-Length /3/	Not an Arms-Length Sale /9/							
2 Conveyance Type Check Box											
3 Tax Exemptions (if applicable) Cite or Explain Authority											
4 Consideration and Tax Calculations		Consideration Amount			Finance Office Use Only Transfer and Recordation Tax Consideration						
		Purchase Price/Consideration		\$ 615,000.00	Transfer Tax Consideration	\$					
		Any New Mortgage		\$ 584,250.00	X ( ) %	= \$					
		Balance of Existing Mortgage		\$	Less Exemption Amount	- \$					
		Other:		\$	Total Transfer Tax	= \$					
		Other:		\$	Recordation Tax Consideration	\$					
Full Cash Value:		\$	X ( ) per \$500	= \$							
5 Fees		Amount of Fees			TOTAL DUE						
		Doc. 1		Doc. 2		Agent:					
		Recording Charge	\$ 20.00	\$ 20.00		Tax Bill:					
		Surcharge	\$ 40.00	\$ 40.00		C.B. Credit:					
		State Recordation Tax	\$ 4,305.00	\$		Ag. Tax/Other:					
		State Transfer Tax	\$ 3075.00	\$							
		County Transfer Tax	\$ 6,150.00	\$							
		Other	\$	\$							
6 Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).		District		Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG			
				01-411-90020600	Book 19961, Page 647				(5)		
				Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)	
				Location/Address of Property Being Conveyed (2)							
				525 Overhill Drive, Edgewater, MD 21037							
				Other Property Identifiers (if applicable)					Water Meter Account No.		
7 Transferred From		Residential <input checked="" type="checkbox"/> or Non-Residential <input type="checkbox"/>		Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/>	Amount:						
		Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Description/Amt. of SqFt/Acreage Transferred:							
				If Partial Conveyance, List Improvements Conveyed:							
				Doc. 1 – Grantor(s) Name(s)			Doc. 2 – Grantor(s) Name(s)				
				Kristina A. Terry			Genesis Mirells Diaz Rodriguez				
				Justin T. Terry							
8 Transferred To		Doc. 1 – Owner(s) of Record, if Different from Grantor(s)			Doc. 2 – Owner(s) of Record, if Different from Grantor(s)						
		Genesis Mirells Diaz Rodriguez									
					Scott B. Goldschein, Trustee						
					New Owner's (Grantee) Mailing Address						
					525 Overhill Drive, Edgewater, MD 21037						
				Doc. 1 – Grantee(s) Name(s)			Doc. 2 – Grantee(s) Name(s)				
9 Other Names to Be Indexed		Genesis Mirells Diaz Rodriguez									
					Homespire Mortgage Corp.						
10 Contact/Mail Information		Instrument Submitted By or Contact Person					<input checked="" type="checkbox"/> Return to Contact Person <input type="checkbox"/> Hold for Pickup <input type="checkbox"/> Return Address Provided				
		Name: Jamie Tsang									
		Firm Charter Title, LLC									
		Address: 231 Najoles Road, Suite 100-C Millersville, MD 21108					Phone: ( ) (410) 946-0200				
11		IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER									
		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Will the property being conveyed be the grantee's principal residence?							
		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Does transfer include personal property? If yes, identify:							
		Assessment									

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: 9/24/25

Tax Map #	Parcel #	Block #	Lot #	Section
01-41190020600			11	

Tax ID: \_\_\_\_\_

**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) 525 Overhill Dr - Alteration

Project location/Address 525 Overhill Dr

City Edgewater, MD Zip 21037

Local case number B02435209

Applicant: Last name Callejas First name Sandra

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:

Existing detached garage to be converted into an ADU small dwelling unit complete with bedroom, kitchenette, full bathroom, washer/dryer and living area. There is no extension of the existing garage, all work is interior work.

<p>Yes <input type="checkbox"/></p> <p>Intra-Family Transfer <input type="checkbox"/></p> <p>Grandfathered Lot <input type="checkbox"/></p>	<p>Yes <input type="checkbox"/></p> <p>Growth Allocation <input type="checkbox"/></p> <p>Buffer Exemption Area <input type="checkbox"/></p>
---	---

### Project Type (check all that apply)

Commercial <input type="checkbox"/>	Recreational <input type="checkbox"/>
Consistency Report <input type="checkbox"/>	Redevelopment <input type="checkbox"/>
Industrial <input type="checkbox"/>	Residential <input checked="" type="checkbox"/>
Institutional <input type="checkbox"/>	Shore Erosion Control <input type="checkbox"/>
Mixed Use <input type="checkbox"/>	Water-Dependent Facility <input type="checkbox"/>
Other <input type="checkbox"/>	

### SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft
IDA Area		
LDA Area		
RCA Area		
Total Area		

Total Disturbed Area      Acres      Sq Ft

515

# of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees			Existing Lot Coverage		
Created Forest/Woodland/Trees			New Lot Coverage		
Removed Forest/Woodland/Trees			Removed Lot Coverage		
			Total Lot Coverage		

### VARIANCE INFORMATION (Check all that apply)

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

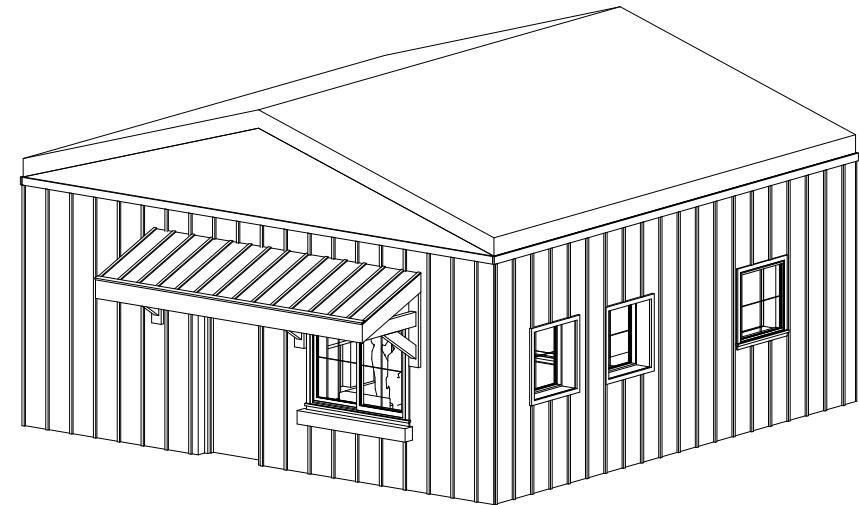
#### Variance Type

Buffer <input type="checkbox"/>	Structure
Forest Clearing <input type="checkbox"/>	Acc. Structure Addition <input checked="" type="checkbox"/>
HPA Impact <input type="checkbox"/>	Barn <input type="checkbox"/>
Lot Coverage <input type="checkbox"/>	Deck <input type="checkbox"/>
Expanded Buffer <input type="checkbox"/>	Dwelling <input type="checkbox"/>
Nontidal Wetlands <input type="checkbox"/>	Dwelling Addition <input type="checkbox"/>
Setback <input type="checkbox"/>	Garage <input type="checkbox"/>
Steep Slopes <input type="checkbox"/>	Gazebo <input type="checkbox"/>
Other <input checked="" type="checkbox"/>	Patio <input type="checkbox"/>

change in use of accessory structure

#### Structure

Acc. Structure Addition <input checked="" type="checkbox"/>
Barn <input type="checkbox"/>
Deck <input type="checkbox"/>
Dwelling <input type="checkbox"/>
Dwelling Addition <input type="checkbox"/>
Garage <input type="checkbox"/>
Gazebo <input type="checkbox"/>
Patio <input type="checkbox"/>
Pool <input type="checkbox"/>
Shed <input type="checkbox"/>
Other <input type="checkbox"/>



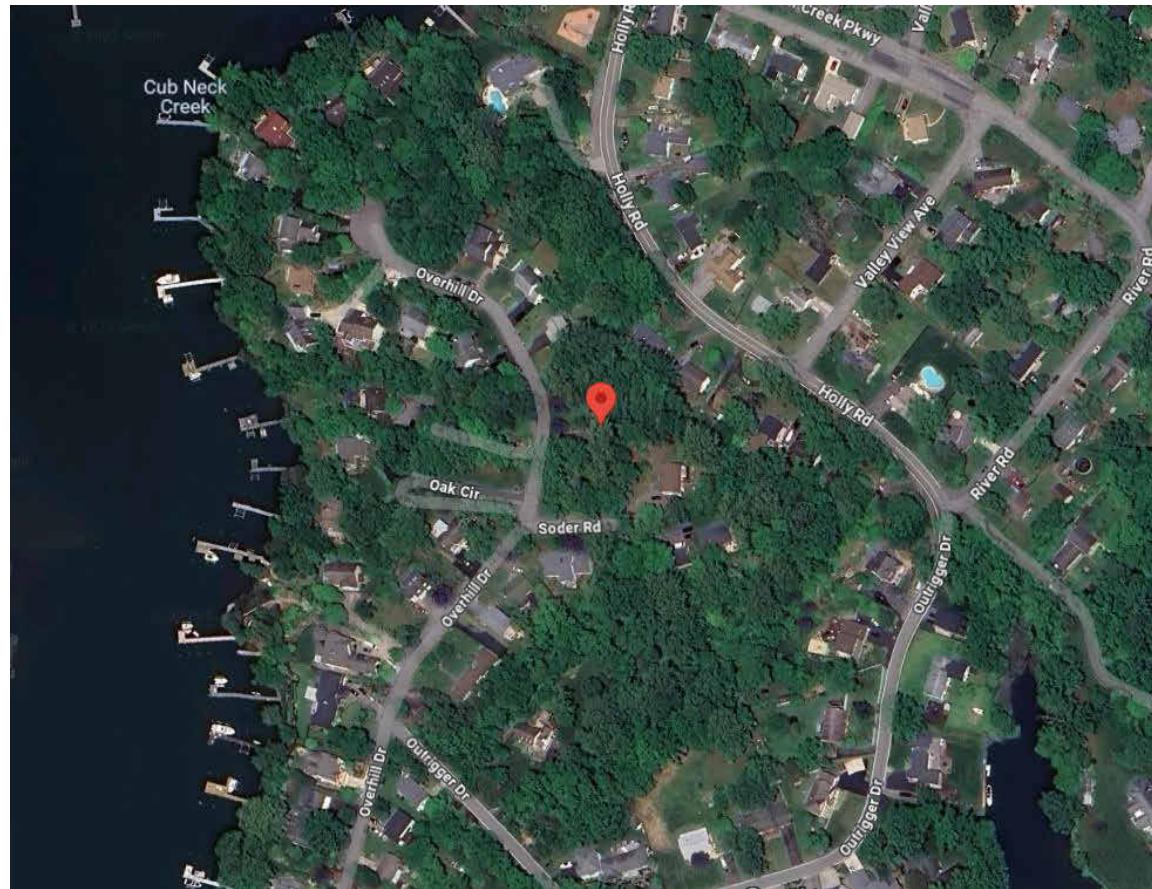
1 {3D}

Scope of Work:

Existing detached garage to be converted into an ADU small dwelling unit complete with bedroom, kitchenette, full bathroom, washer/dryer and living area. There is no extension of the existing garage, all work is interior work.

Total Square Footage : 515.20 sf (no change to existing square footage)

Applicable Code: 2021 International Residential Code (IRC)



Google View of Address

**AUTODESK**

[www.autodesk.com/revit](http://www.autodesk.com/revit)

525 Overhill Dr  
Edgewater, MD 21037

No.	Description	Date
1	Revision 1	Date 1

**Cover Sheet**

Project number 05

Date 6/9/25

Drawn by Sandra Callejas

Checked by Checker Scale

**A100**

**GENERAL NOTES:**

ALL WORK TO BE PROVIDED BY CONTRACTOR UNLESS IT IS SPECIFICALLY NOTED TO BE DONE BY OTHERS. WHERE INSTALL IS BY OTHERS, CONTRACTOR TO COORDINATE WITH OVERALL PROJECT SCHEDULE.

**SAFETY**

1. CODES: CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES IN FORCE AT THE TIME OF CONSTRUCTION.
2. SUBCONTRACTOR COORDINATION: CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF THEIR SUBCONTRACTORS AND FOR THE SCHEDULING COORDINATION OF WORK INDICATED ON THE DRAWINGS TO BE DONE BY OTHERS.
3. LAYOUT: CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES DISCOVERED.

SERVICE SHUTDOWNS: CONTRACTOR TO NOTIFY THE OWNER AND LANDLORD (48) HOURS IN ADVANCE OF SERVICE SHUTDOWN. CONTRACTOR TO OBTAIN THE OWNER AND LANDLORD 'S PERMISSION TO SHUTDOWN ANY BUILDING SERVICE.

4. SITE CLEANING: CONTRACTOR TO CLEAN PREMISES AND REMOVE DEBRIS ON A REGULAR BASIS.
5. UNEXPECTED CONDITIONS: CONTRACTOR TO NOTIFY ARCHITECT OF ANY CONDITIONS WHICH ARE UNCOVERED WHICH DIFFER FROM WHAT IS SHOWN ON THESE DRAWINGS.
6. CONTRACTOR TO COMPLY WITH LANDLORD WORK RULES.

7. CONTRACTOR RESPONSIBLE FOR DESIGN/BUILD SPRINKLER AND FIRE ALARM INSTALLATION, PERMITS AND CONSTRUCTIONS.

**DRAWING SPECIFICITY**

8. IT IS NOT THE INTENT OF THESE DRAWINGS TO SHOW EVERY NAIL, SCREW, BOLT AND CONNECTION, ETC. REQUIRED TO INSTALLED A GIVEN ITEM. THE CONTRACTOR IS TO MAKE REASONABLE ASSUMPTIONS AS TO 9. MISCELLANEOUS ITEMS WHICH ARE REQUIRED TO INSTALL ITEMS NOTED ON THE DRAWINGS.

10. CONTRACTOR TO PROVIDE NECESSARY BACKING, BLOCKING AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL FIXTURES AND OTHER ITEMS REQUIRING SAME.

DIMENSIONS: HORIZONTAL DIMENSIONS ARE FROM FINISH SURFACE TO FINISHED SURFACE U.O.N. VERTICAL DIMENSIONS ARE FROM TOP OF SLAB U.O.N. DRAWINGS ARE NOT TO BE SCALED.

NOTE ALL SYMBOLS SHOWN ARE USED.



[www.autodesk.com/revit](http://www.autodesk.com/revit)

525 Overhill Dr  
Edgewater, MD 21037

No.	Description	Date

**General Notes**

Project number 05

Date 6/9/25

Drawn by Author

Checked by Checker

A100a

Lot

3668

NOTICE TO TITLE EXAMINERS

1. This plot has been approved for recording only, subject to a Subdivision Agreement with Anne Arundel County dated October 31, 1978, and recorded among the Land Records of Anne Arundel County, Maryland, in Liber 3142 Folio 412.

2. No sale or contract of sale of said lots shown hereon shall be made until the necessary improvements have been satisfactorily guaranteed by a Public Works Agreement, supported by a surety bond, certified check, cash or an irrevocable letter of credit from a local bank or such other security as authorized by law and that such Agreement has been entered into by the developer with the Public Works Department in accordance with Subdivision Regulations.

3. No building permits shall be issued for any construction in this development other than sample permits, until the requirements of paragraph (2) above have been complied with.

PRIVATE ROAD STATEMENT

The private common use Right-of-Way shown hereon is dedicated to public use and will be dedicated to Anne Arundel County upon request. It shall not be acceptable for petition and/or a majority of the abutting property owners and shall be improved to Anne Arundel County Public Road Standards with any further subdivision of the properties abutting thereon.

RECREATION DEDICATION

The recreation area shown hereon is hereby dedicated to the creation use of the residents of this subdivision, and has been dedicated to Anne Arundel County Planning and Zoning Officer in trust for a future community association of this subdivision.

Minimum Yard Requirements  
Front Yard - 25'  
Side Yard - 7 min. total 20'  
Rear Yard - 20'  
Corner Side - 20'

Hurricane Elevation - No First Floor Below 70 Mean Low Water  
Number of Lots 16  
Area in Lots 43.7582 ± 10.05 Ac.

Area in Streets 32.5774 ± 1.21 Ac.  
Area in Recreation 25.5914 ± 0.60 Ac.  
Total Area 678.3604 ± 15.59 Ac.

Monuments

Markers

Right to Discharge Stormwater

SURVEYOR'S CERTIFICATE

I hereby certify that the Plot shown hereon is correct; that it is a subdivision of part of the lands conveyed by Floyd A. Crumpton and Darryl B. Crumpton, and by William W. Townsend and Floyd A. Crumpton, Trustees of Holly Hill Harbor Development Corporation to Holly Hill Bay Properties, Inc. by deeds dated Sept 25, 1962 and March 26, 1964 respectively and recorded in the Land Records of Anne Arundel County, in Liber 930 or Folio 315 and Liber 1741 or Folio 274 respectively.

10/1/78  
DATE

Edward P. Murphy  
SURVEYOR NO 262 REG NO 136



Existing Garage

This plot has been approved for recording only, subject to a Subdivision Agreement with Anne Arundel County dated October 31, 1978, and recorded among the Land Records of Anne Arundel County, Maryland, in Liber 3142 Folio 412.

No sale or contract of sale of said lots shown hereon shall be made until the necessary improvements have been satisfactorily guaranteed by a Public Works Agreement, supported by a surety bond, certified check, cash or an irrevocable letter of credit from a local bank or such other security as authorized by law and that such Agreement is been entered into by the developer with the Public Works Department in accordance with Subdivision Regulations.

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MONUMENTS

MARKERS

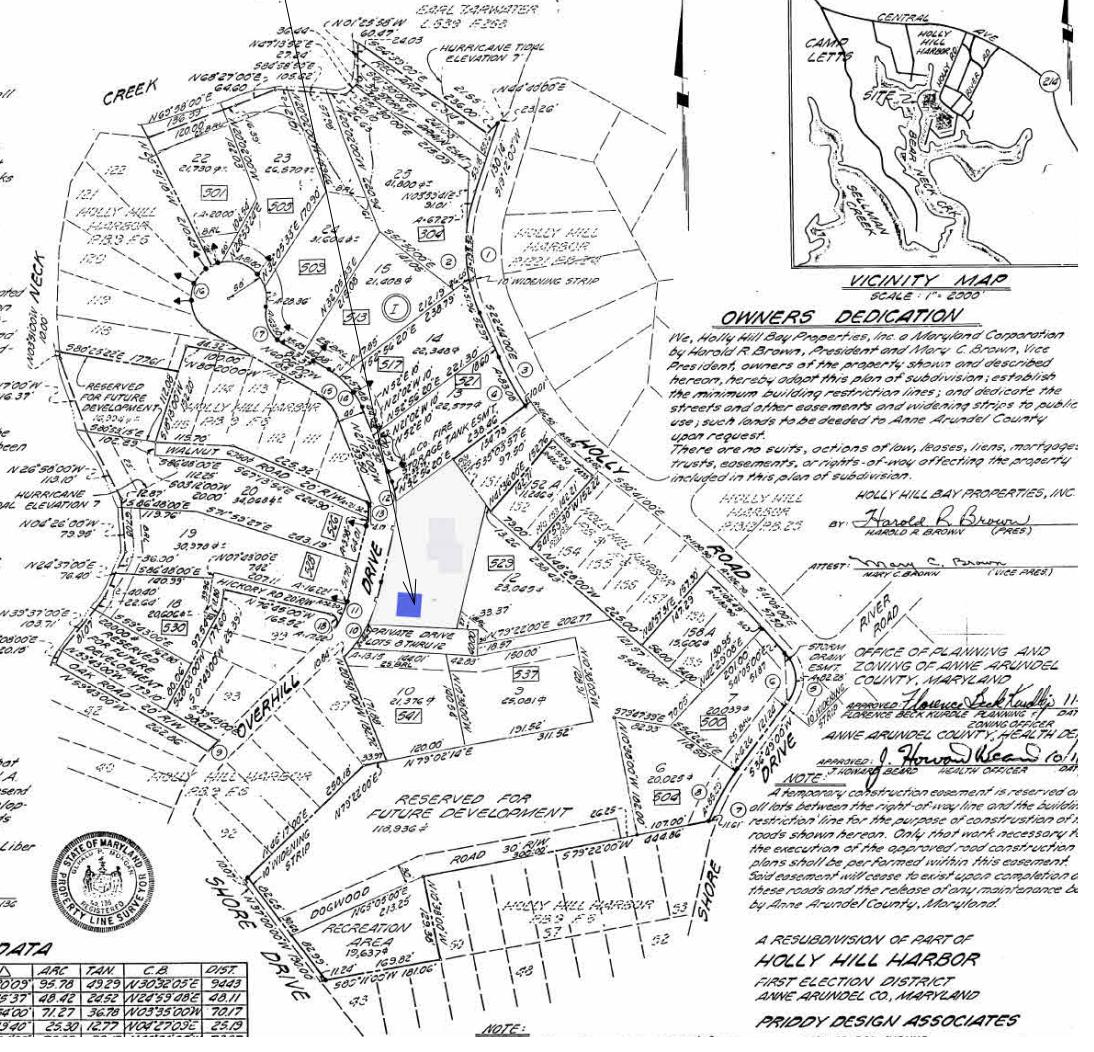
RIGHT TO DISCHARGE STORMWATER

SURVEYOR'S CERTIFICATE

I hereby certify that the Plot shown hereon is correct; that it is a subdivision of part of the lands conveyed by Floyd A. Crumpton and Darryl B. Crumpton, and by William W. Townsend and Floyd A. Crumpton, Trustees of Holly Hill Harbor Development Corporation to Holly Hill Bay Properties, Inc. by deeds dated Sept 25, 1962 and March 26, 1964 respectively and recorded in the Land Records of Anne Arundel County, in Liber 930 or Folio 315 and Liber 1741 or Folio 274 respectively.

10/1/78  
DATE

Edward P. Murphy  
SURVEYOR NO 262 REG NO 136



1 Site Plan

1" = 300'-0"

2 Site Plan

1" = 300'-0"

**AUTODESK**

www.autodesk.com/revit

525 Overhill Dr  
Edgewater, MD 21037

No.	Description	Date

Existing Plat and Site

Project number 05

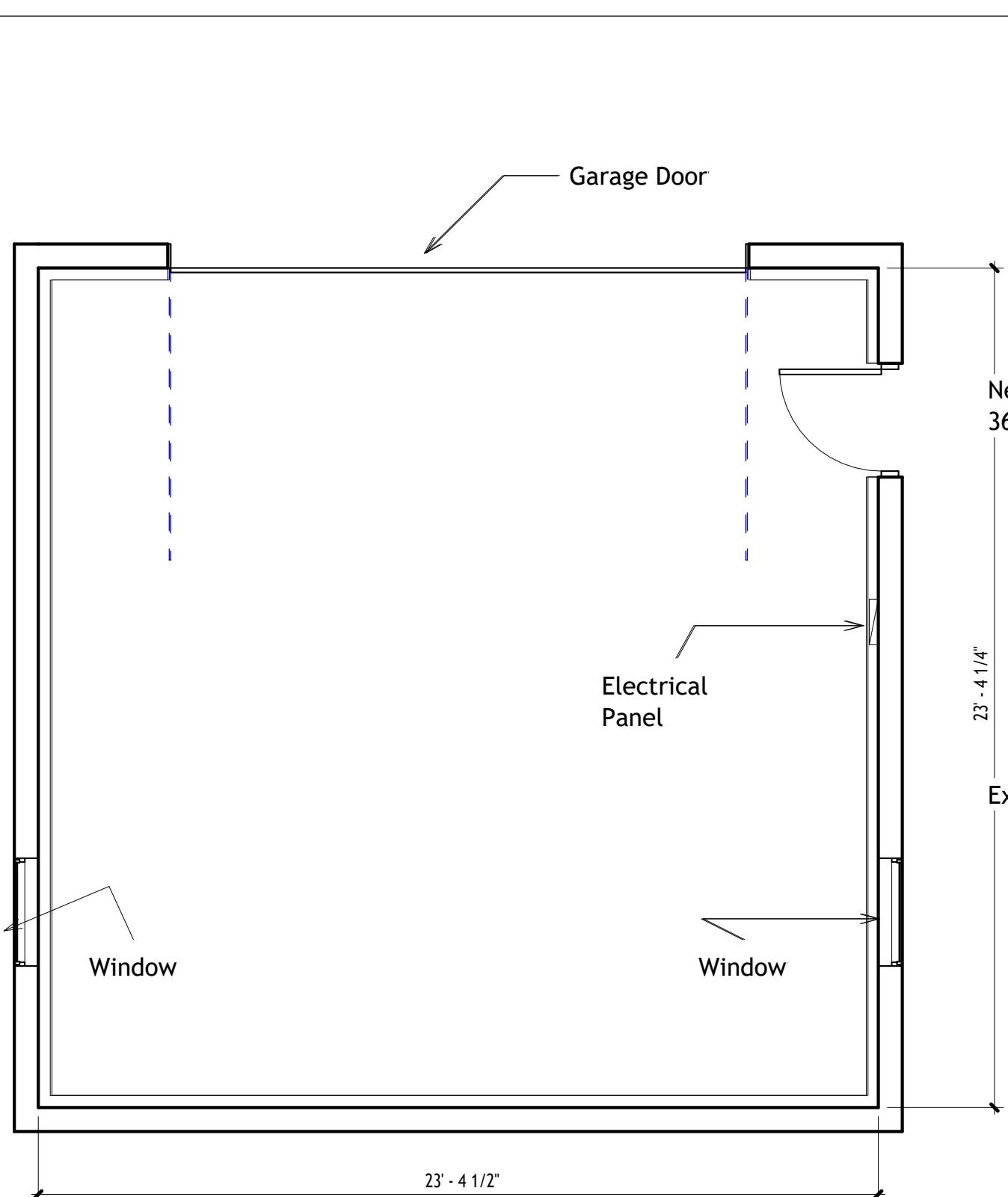
Date 6/9/25

Drawn by Author

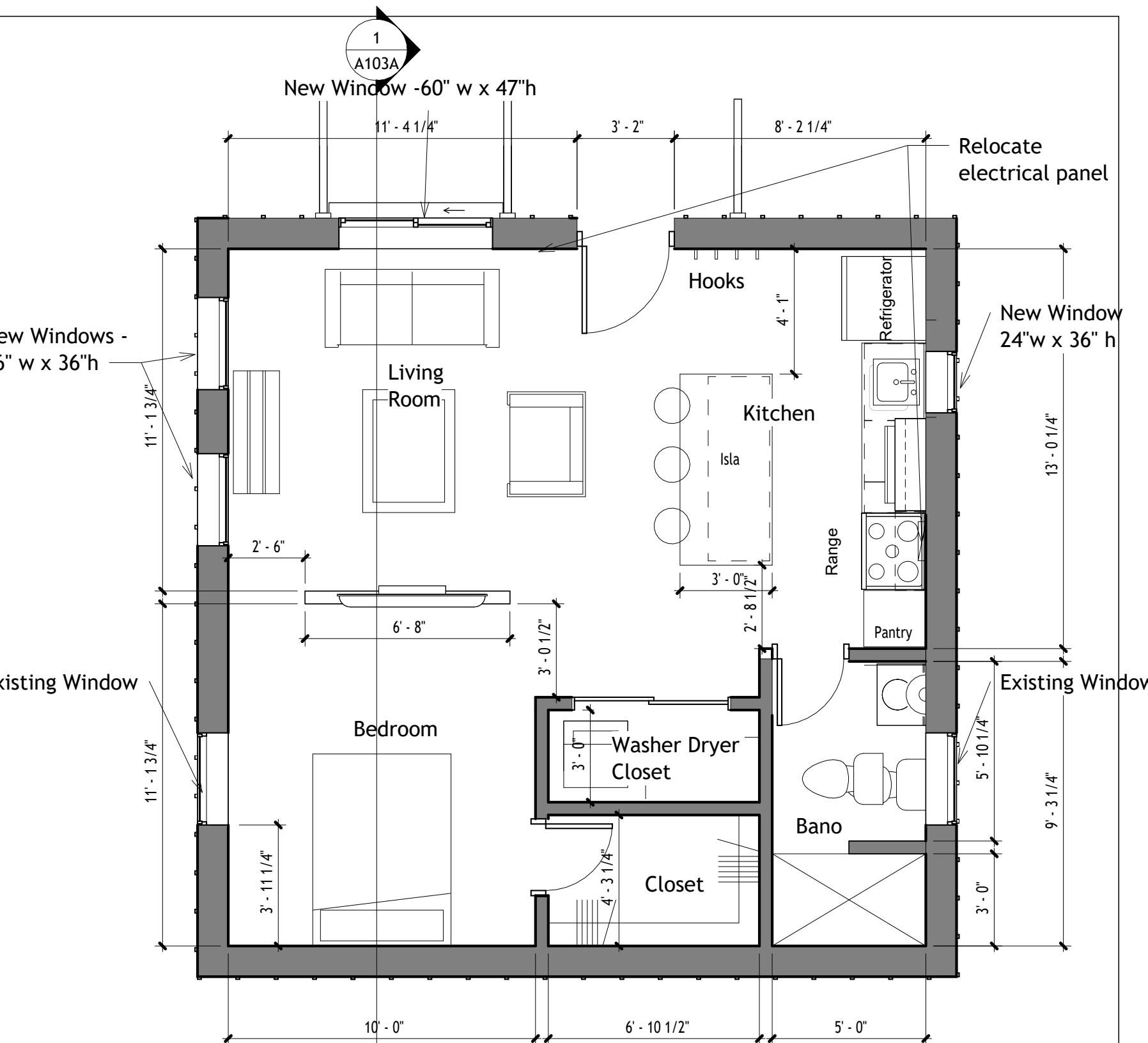
Checked by Checker

A101

Scale 1" = 300'-0"



1 First Floor Architectural Plan  
1/4" = 1'-0"



2 First Floor Architectural Plan  
1/4" = 1'-0"  
A103A

**AUTODESK**

[www.autodesk.com/revit](http://www.autodesk.com/revit)

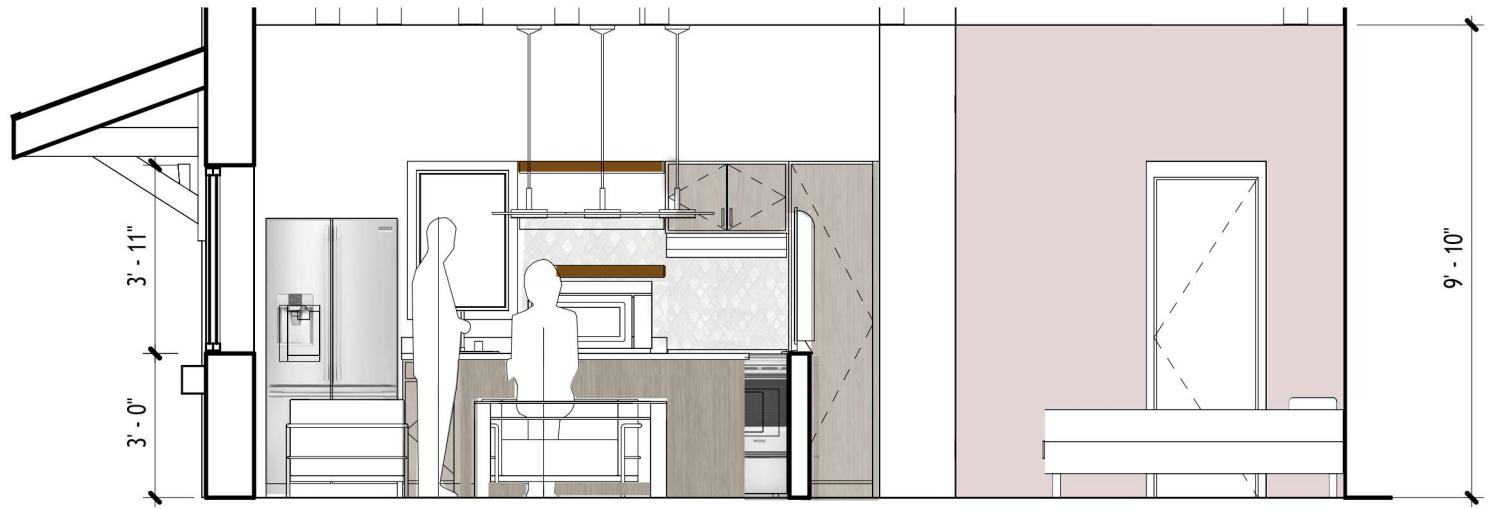
525 Overhill Dr  
Edgewater, MD 21037

No.	Description	Date

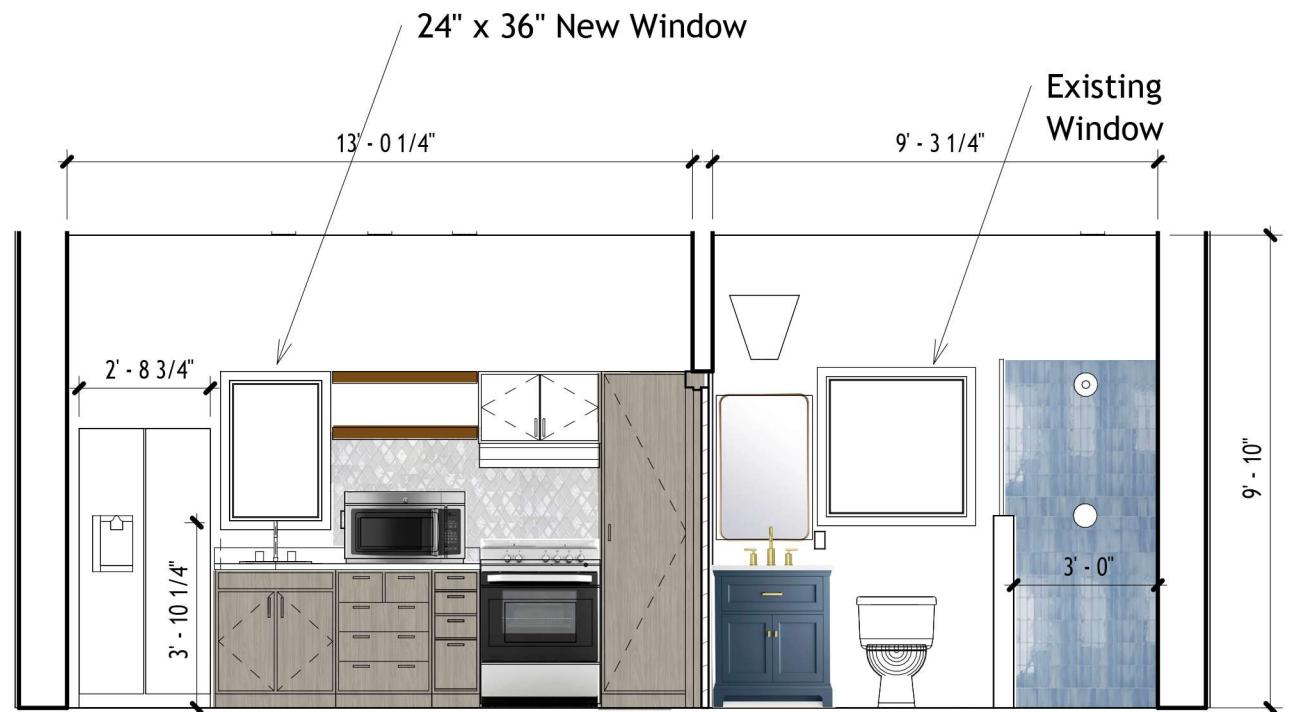
### First Floor Plan

Project number	05
Date	6/9/25
Drawn by	Sandra Callejas
Checked by	
Scale	1/4" = 1'-0"

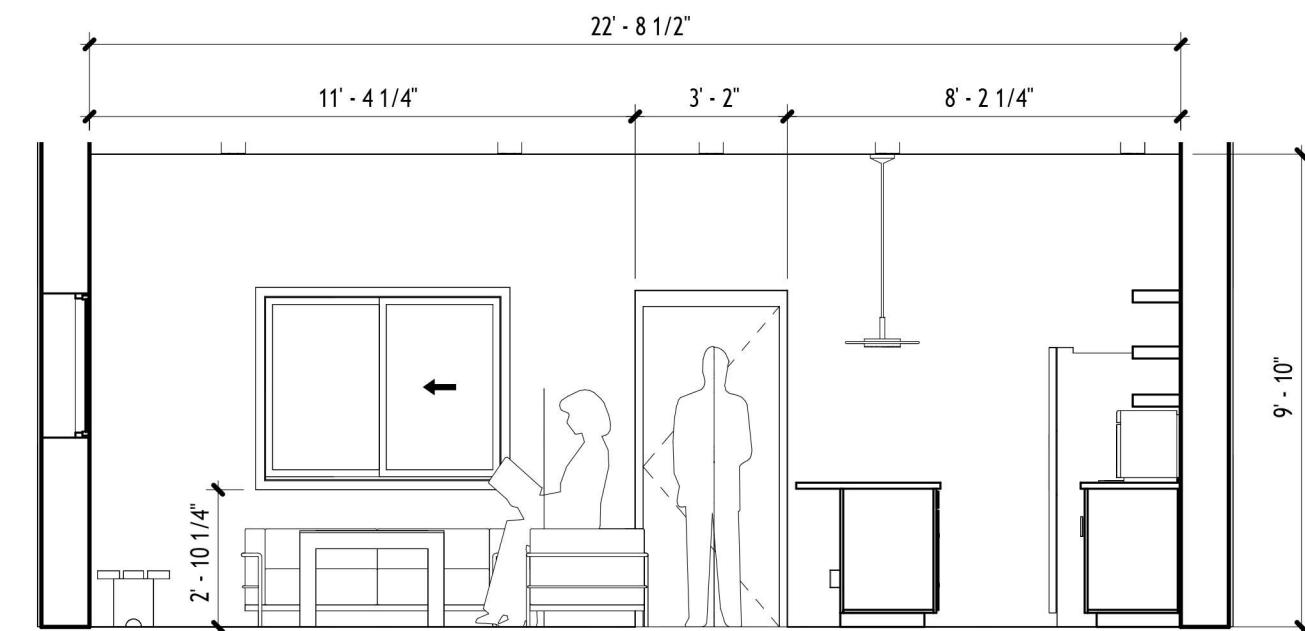
A102



1 Section 2  
1/4" = 1'-0"



2 Section 3  
1/4" = 1'-0"



3 Section 4  
1/4" = 1'-0"

**AUTODESK**

[www.autodesk.com/revit](http://www.autodesk.com/revit)

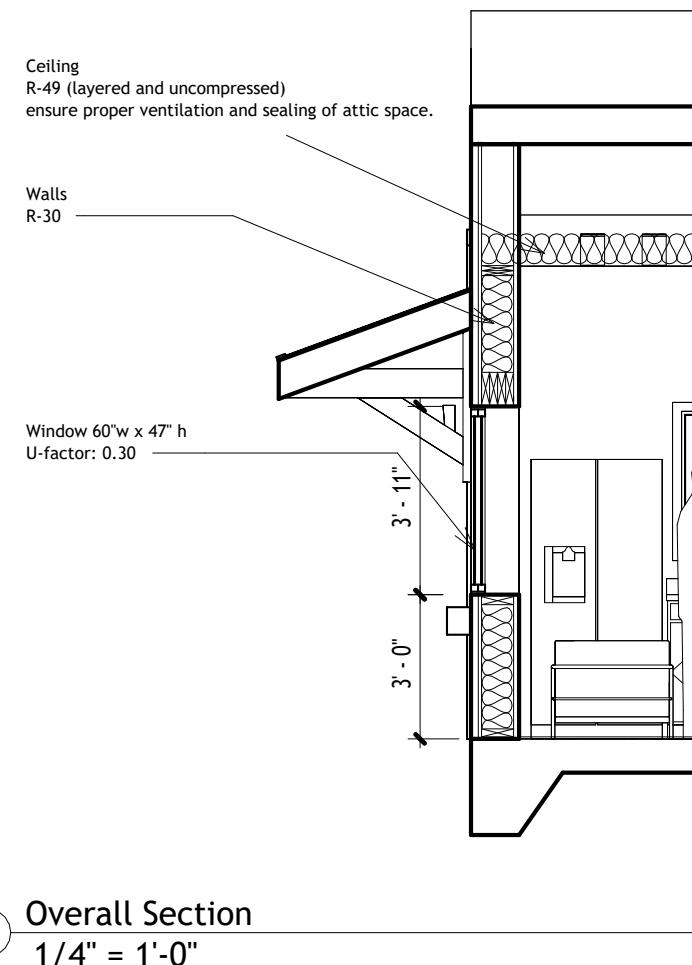
525 Overhill Dr  
Edgewater, MD 21037

No.	Description	Date

### Interior Section/Elevations

Project number	Project Number	A103
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	

Scale 1/4" = 1'-0"



**AUTODESK**

[www.autodesk.com/revit](http://www.autodesk.com/revit)

525 Overhill Dr  
Edgewater, MD 21037

No.	Description	Date
1	Revision 1	Date 1

Section

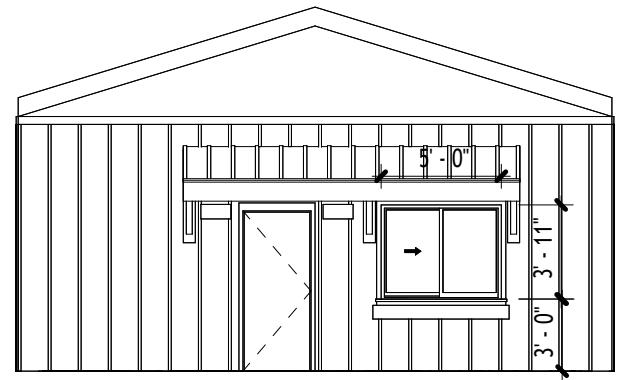
Project number 05

Date 6/9/25

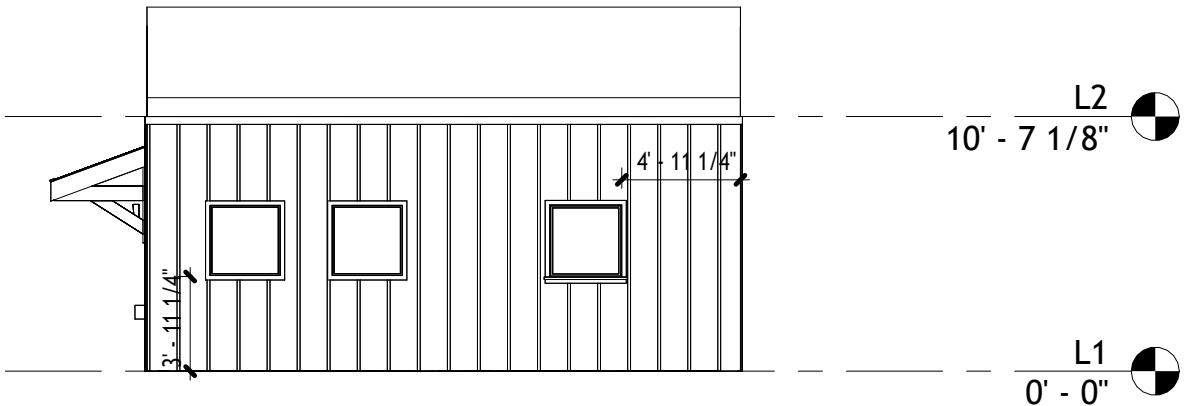
Drawn by Sandra Callejas

Checked by Checker

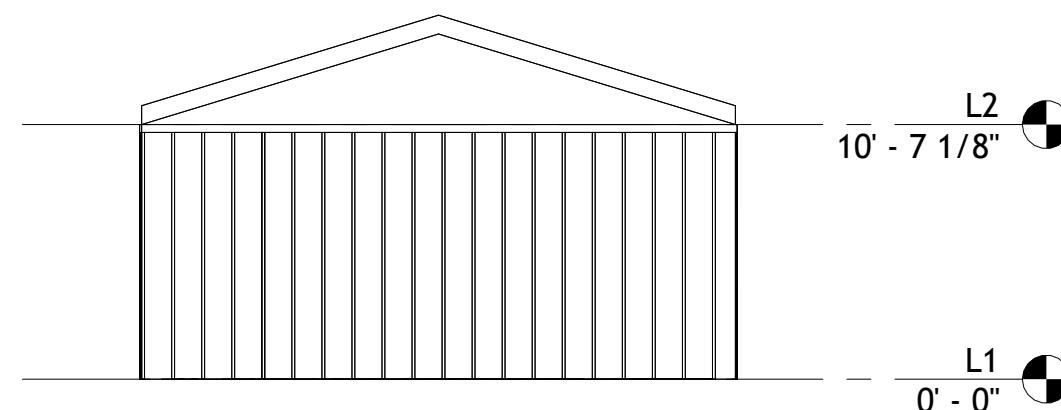
A103A



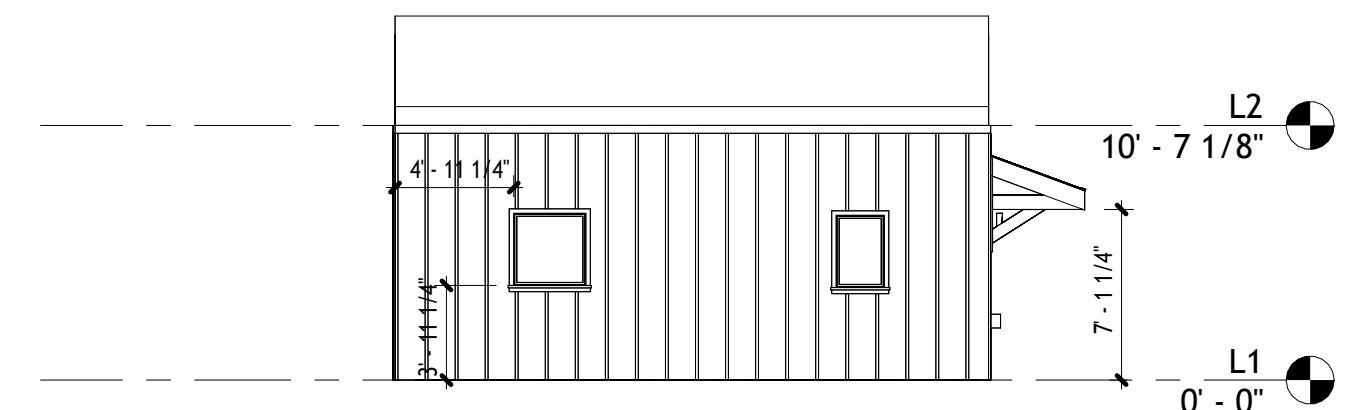
1 North Architectural Building Elevation  
1/8" = 1'-0"



3 West Architectural Building Elevation  
1/8" = 1'-0"



2 South Architectural Building Elevation  
1/8" = 1'-0"



4 East Architectural Building Elevation  
1/8" = 1'-0"

**AUTODESK**

[www.autodesk.com/revit](http://www.autodesk.com/revit)

525 Overhill Dr  
Edgewater, MD 21037

No.	Description	Date

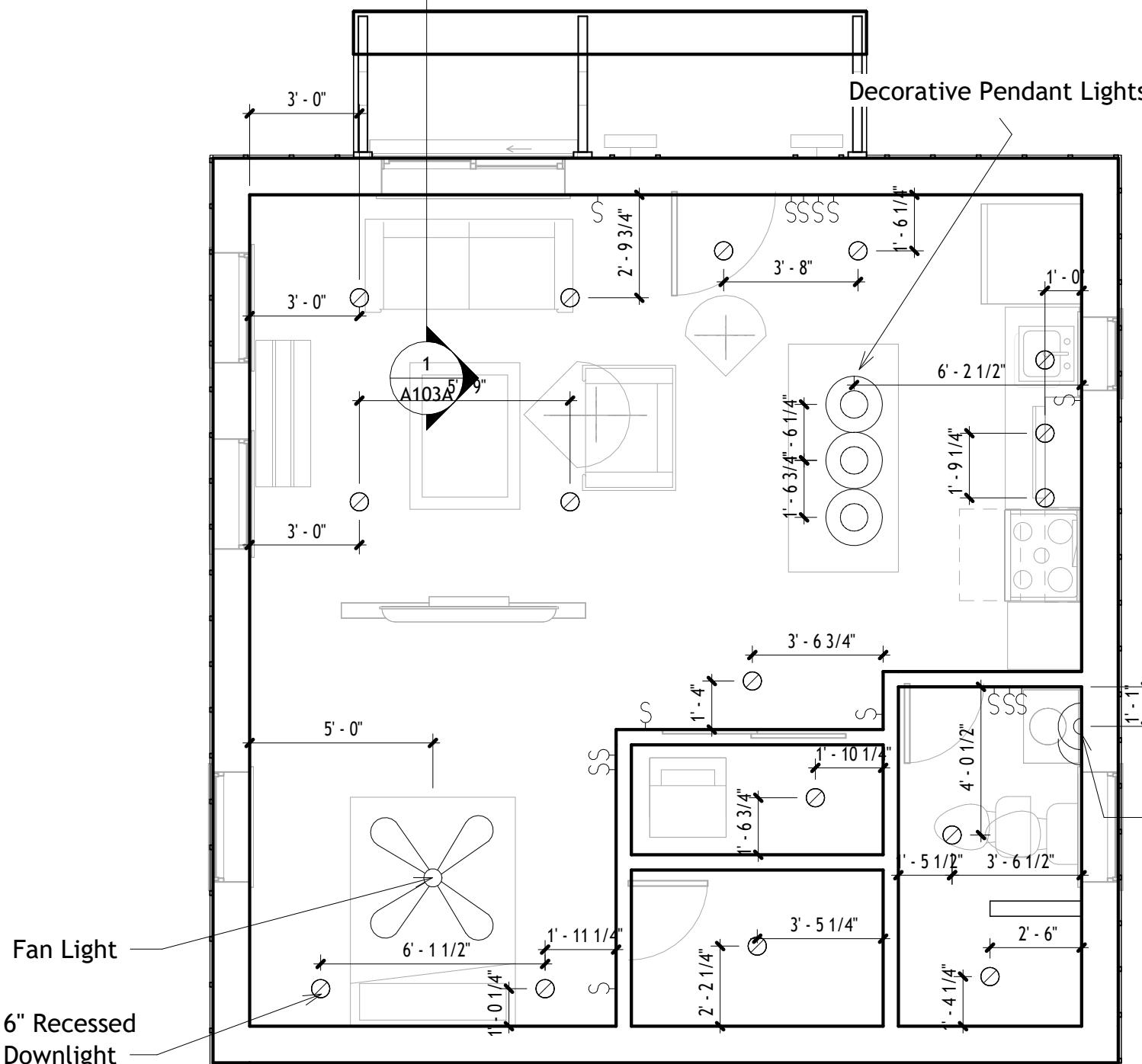
### Elevations

Project number 05  
Date 6/9/25  
Drawn by Sandra Callejas  
Checked by \_\_\_\_\_

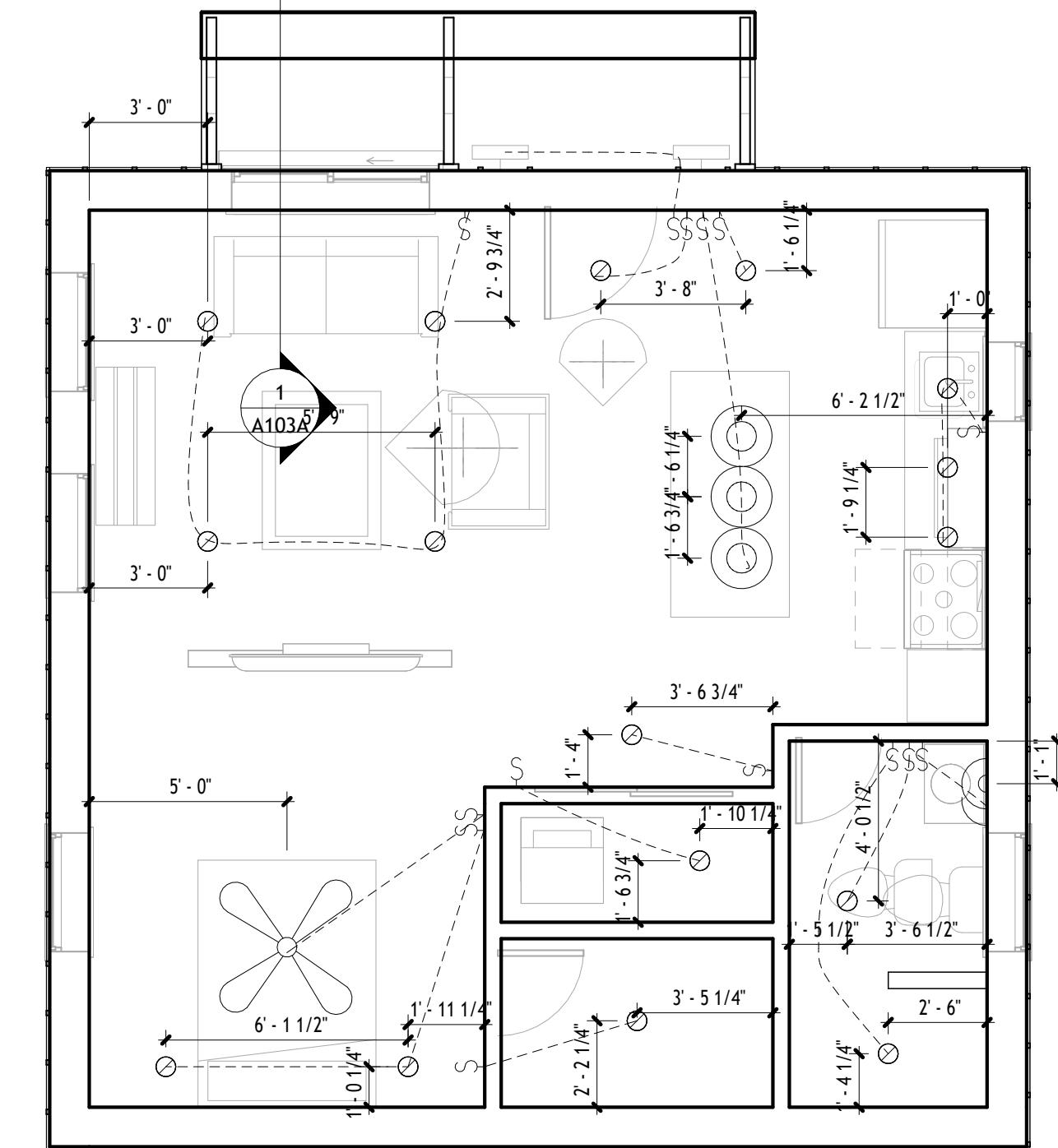
A104

1  
A103A

## Reflected Ceiling Lighting Plan with Lights

1  
A103A

## Reflected Ceiling Lighting Plan with Switches

1 First Floor Architectural Ceiling Plan  
1/4" = 1'-0"2 First Floor Architectural Ceiling Plan  
1/4" = 1'-0"

**AUTODESK**

www.autodesk.com/revit

525 Overhill Dr  
Edgewater, MD 21037

No.	Description	Date

## Reflected Ceiling Plan

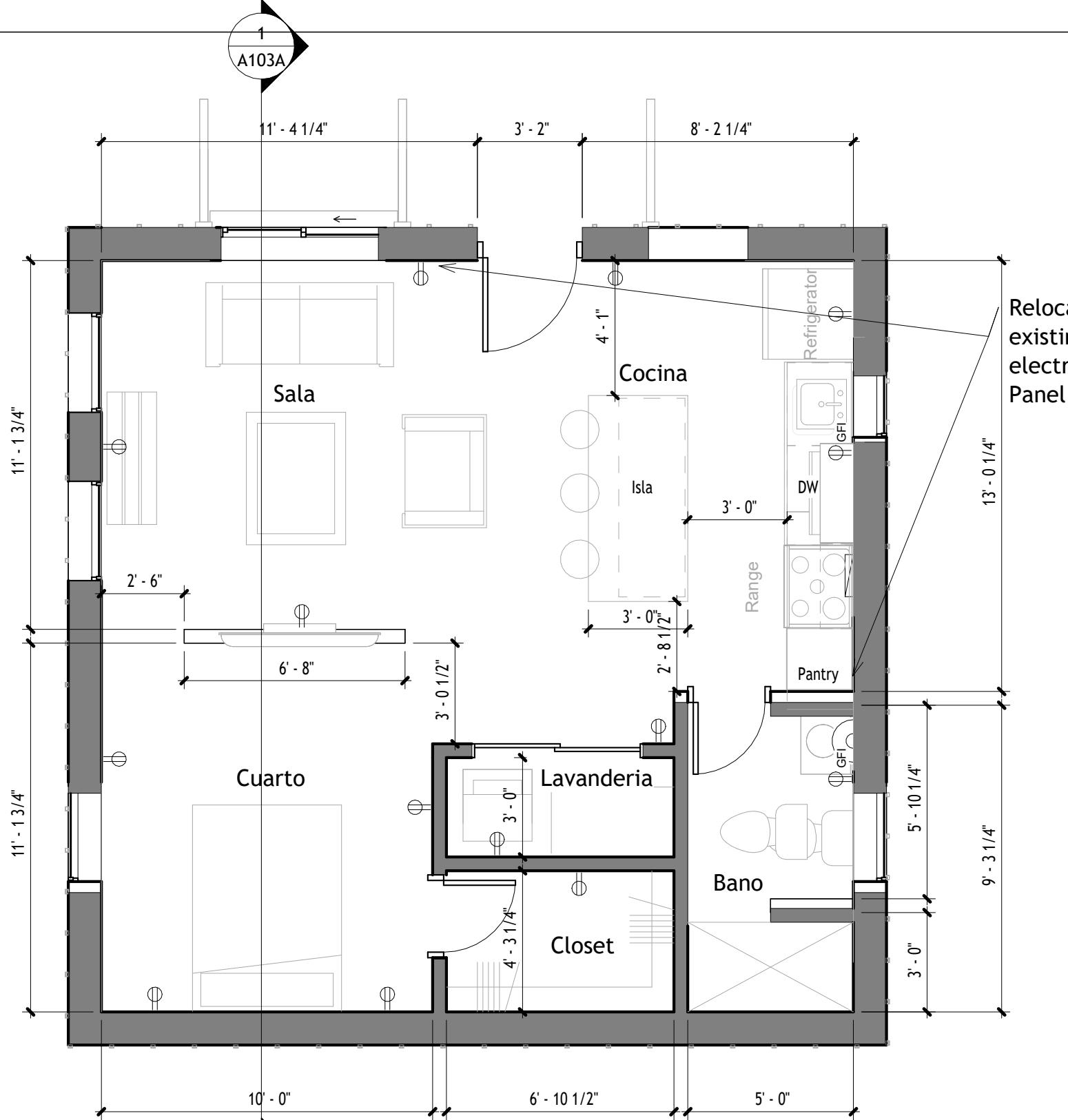
Project number 05

Date 6/9/25

Drawn by Author

Checked by Checker

A105



1 First Floor Architectural Plan  
1/4" = 1'-0"  
A103A

**AUTODESK**

[www.autodesk.com/revit](http://www.autodesk.com/revit)

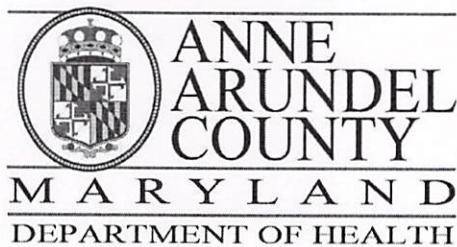
525 Overhill Dr  
Edgewater, MD 21037

No.	Description	Date

### Outlets

Project number 05  
Date 6/9/25  
Drawn by Author  
Checked by Checker

**A106**



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](http://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 *BC*

DATE: November 24, 2025

RE: Diaz Mirells Rodriguez Genesis  
525 Overhill Drive  
Edgewater, MD 21037

NUMBER: 2025-0196-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow an accessory structure (accessory dwelling unit) in the front yard of a nonwaterfront lot with less setbacks than required.

The Health Department has reviewed the well water supply system for the above referenced property. The Health Department has determined that the proposed request does not adversely affect the well water supply system. 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



## OFFICE OF PLANNING AND ZONING

### CONFIRMATION OF PRE-FILE

PRE-FILE #: 2025-0100-P  
DATE: 10/30/2025  
OPZ STAFF: David Russell  
Subhash Dhir

**APPLICANT/REPRESENTATIVE:** Sandra Callejas

**EMAIL:** callejas.sandra@gmail.com

**SITE LOCATION:** 525 Overhill Drive

**LOT SIZE:** 27,645 square feet

**ZONING:** R2      **CA DESIGNATION:** LDA      **BMA:** n/a      **BUFFER:** n/a      **APPLICATION TYPE:** Variance

---

The applicant proposes the conversion of an existing detached garage into accessory dwelling unit (ADU), including a bedroom, kitchenette, full bathroom, washer/dryer and living area. The existing detached garage, proposed for conversion, is in the front yard of the property. Accessory structures are prohibited in the front yards of nonwaterfront lots. As such, the proposed garage conversion to an ADU requires variance to section 18-2-204(b)(4) which states the following:

- (4) An accessory structure may not be located in the front yard of a nonwaterfront lot.

#### **COMMENTS**

##### **Zoning Administration Section:**

On the site plan, please ensure all dimensions and pertinent information are legible. In particular, please provide more legible dimensions for the garage.

The applicant is reminded, in order for the Administrative Hearing Officer to grant approval of the variances, the proposal must address and meet all of the applicable variance standards provided under Section 18-16-305. The Letter of Explanation should address each of those standards (a through c) and provide adequate justification for each of the variances required.

Although not required for the variance submission, site photos, elevations, and/or construction plans are very helpful in determining what is proposed, and strongly recommended to be included as support documents for the variance application.

##### **Inspections and Permits - Engineering Division:**

This office has received the subject application, reviewed for engineering (utilities, stormwater) issues and has the following comments:

1. The property is served by public sewer and private water well.
2. Stormwater management will not be required as the interior conversion of the existing garage into an ADU.

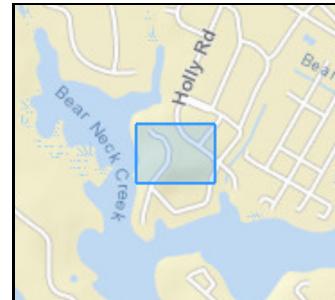
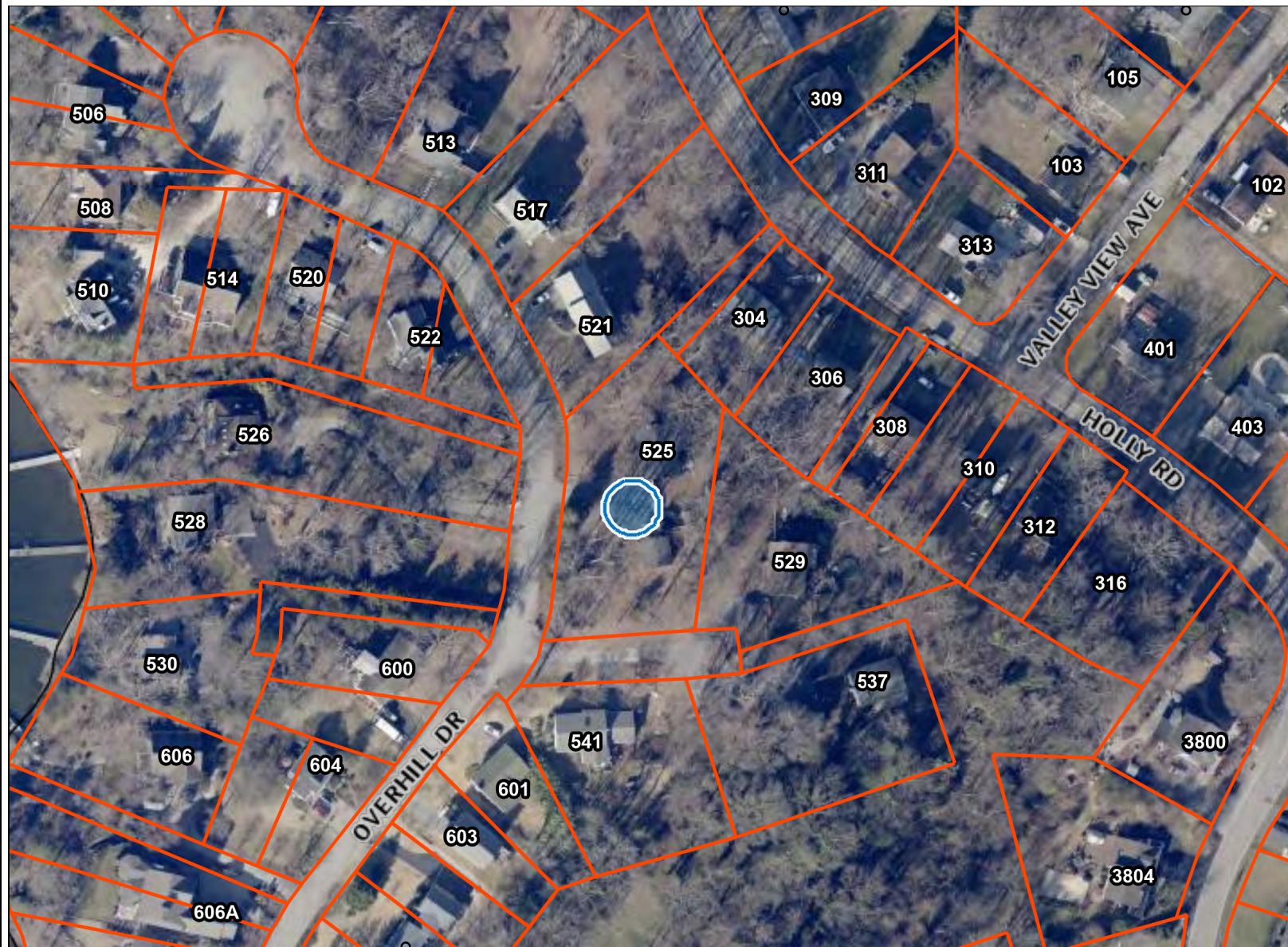
Based on the above, this office has no objection to the above referenced variance request from either an engineering and/or utility standpoint.

**INFORMATION FOR THE APPLICANT**

Section 18-16-301 (c) Burden of Proof. The applicant has the burden of proof, including the burden of going forward with the production of evidence and the burden of persuasion, on all questions of fact. The burden of persuasion is by a preponderance of the evidence.

A variance to the requirements of the County's Critical Area Program may only be granted if the Administrative Hearing Officer makes affirmative findings that the applicant has addressed all the requirements outlined in Article 18-16-305. Comments made on this form are intended to provide guidance and are not intended to represent support or approval of the variance request.

# 525 Overhill Dr



## Legend

Foundation

Addressing



Parcels



Parcels - Annapolis City



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.

none



0 150 300 ft

THIS MAP IS NOT TO BE  
USED FOR NAVIGATION

## Notes