

Herbert Sanders

114 Queen Anne Rd

Glen Burnie, Md. 21060

11/2/2023

Planning and Zoning

Subject: Application for Two Variances - Garage Setback Requirements and Front Yard Placement

Dear Planning and Zoning

I am writing to formally request two variances (1) 18-4-701 and (2) 18-2-204(b) for my property located at 114 Queen Anne Rd. The purpose of this request is to address the setback requirement for a one-story garage structure on my property and to allow an accessory structure in the front yard of a nonwaterfront lot. These variances are essential to facilitate the proposed project.

I understand that the zoning regulations are in place to maintain the integrity and aesthetics of the neighborhood, and I appreciate the importance of these rules. However, due to certain constraints and unique circumstances, I am seeking exceptions to these regulations.

Reasons for the Request:

**Preservation of a Century-Old Tree:** On my property, there is a majestic 100-year-old tree, which I believe is of significant environmental value. I am committed to preserving this tree and ensuring its longevity. Granting a variance for the one-story garage setback will allow us to save this remarkable tree, contributing positively to the environment.

**Family Yard Space:** I would like to create a safe and spacious yard area for my family. Adhering strictly to the setback regulations would limit the available outdoor space for my family to enjoy.

**Necessity for Additional Storage:** My current storage sheds have become inadequate, with one of them nearing the point of structural failure. Building a new one-story garage will address this critical need for storage space, improving the safety and organization of my property.

**Comparative Location to Existing Structures:** My main dwelling is situated 28 feet from Queen Anne Road, with a house size of 864 square feet and a height of 30 feet. The proposed one-story garage will be

positioned 15 feet from Queen Anne Road, Additionally, it will be 7 feet from the property line, reducing the impact on neighboring properties. The proposed one-story garage size is 720 square feet, which is in line with the needs of my family.

How the Variances Will Not Impact the Neighborhood:

I wish to emphasize that the requested variances will not adversely affect the neighborhood's character, safety, or aesthetics. They align with the goal of preserving a historic tree and enhancing family life quality. The proposed one-story garage will be designed to complement the existing structures, maintaining a harmonious look with the neighborhood.

Request a Hearing or Meeting:

I kindly request a hearing or meeting with the zoning board to further discuss my variance request and address any questions or concerns. I am open to providing additional information or making adjustments as needed to ensure that my project aligns with the interests of the community.

Thank you for your consideration of my request for these two variances. I look forward to the opportunity to discuss this matter in more detail and find a solution that benefits both my family and the community. Please let me know a convenient date and time for the meeting.

Sincerely,

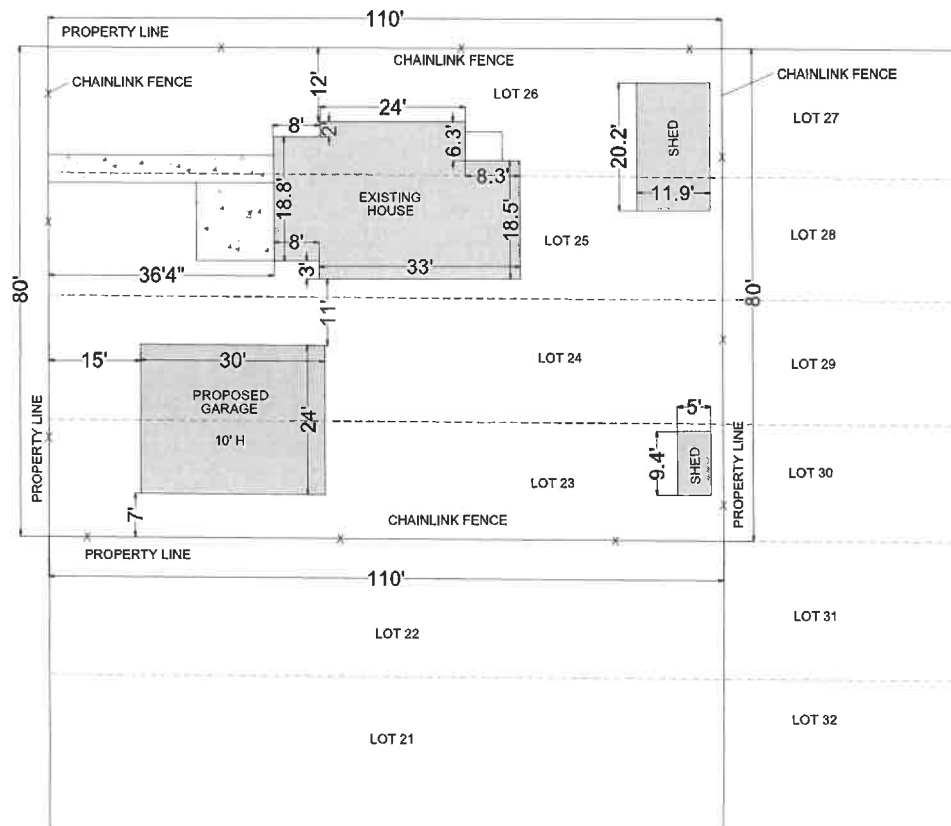
Herbert Sanders

443-306-9020

[ford27master@gmail.com](mailto:ford27master@gmail.com)

QUEEN ANNE ROAD (40' WIDE)

CHAIN O' HILLS ROAD (30' WIDE)



NOTES:

**ADDRESS:**  
114 QUEEN ANNE RD  
GLEN BURNIE, MD 21060

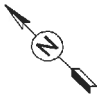
SITE PLAN

PARCEL ID: 95765

LOT AREA: 0.2 ACRES

PLOT SIZE: 8.5" X 11"

DRAWING SCALE: 1"=30'



## Details On Setbacks

### Main House: Main House:

- Setbacks: 28 feet from Queen Anne Rd, 12 feet from Chain O' Hills
- Height: 1821 feet (This seems unusually tall; please verify the height in feet or provide a more accurate value)
- Size: 864 square feet

### Shed:

- Setbacks: 5 feet from Chain O' Hills, 1 foot from the rear property line
- Size: The size of the shed is not provided.

### New Structure:

- Setbacks: 15 feet from Queen Anne Rd, 7 feet from the property line
- Size: 720 square feet

- Setbacks: 28 feet from Queen Anne Rd, 12 feet from Chain O' Hills
- Height: 21 feet
- Size: 864 square feet

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
0010	0017	y	23	

**FOR RESUBMITTAL ONLY**

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

\*Complete Only Page 1  
 General Project Information

Tax ID:

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

Project location/Address

City  Zip

Local case number

Applicant: Last name  First name

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  First name

Phone #  Response from Commission Required By

Fax #  Hearing date

**SPECIFIC PROJECT INFORMATION**

Describe Proposed use of project site:


Intra-Family Transfer <input type="checkbox"/> Yes Grandfathered Lot <input type="checkbox"/>	Growth Allocation <input type="checkbox"/> Yes Buffer Exemption Area <input type="checkbox"/>
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**Project Type (check all that apply)**

Commercial <input type="checkbox"/> Consistency Report <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional <input type="checkbox"/> Mixed Use <input type="checkbox"/> Other <input type="checkbox"/> _____	Recreational <input checked="" type="checkbox"/> Redevelopment <input type="checkbox"/> Residential <input type="checkbox"/> Shore Erosion Control <input type="checkbox"/> Water-Dependent Facility <input type="checkbox"/>
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**SITE INVENTORY (Enter acres or square feet)**

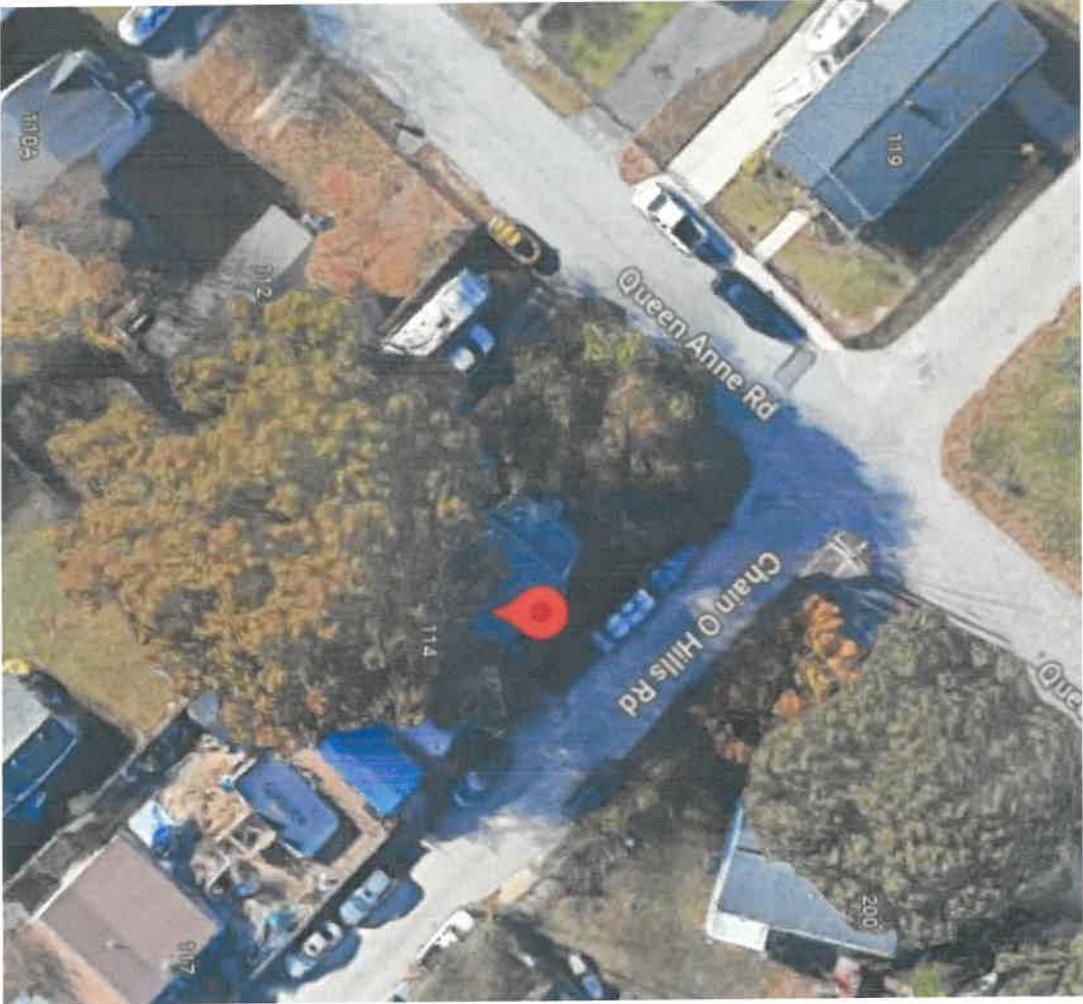
	Acres	Sq Ft		Acres	Sq Ft
IDA Area			Total Disturbed Area		720
LDA Area					
RCA Area			# of Lots Created		
Total Area					

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees			Existing Lot Coverage		920
Created Forest/Woodland/Trees			New Lot Coverage		1670
Removed Forest/Woodland/Trees			Removed Lot Coverage		
			Total Lot Coverage		1670

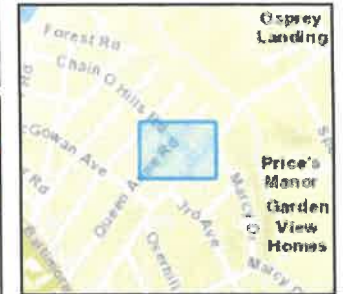
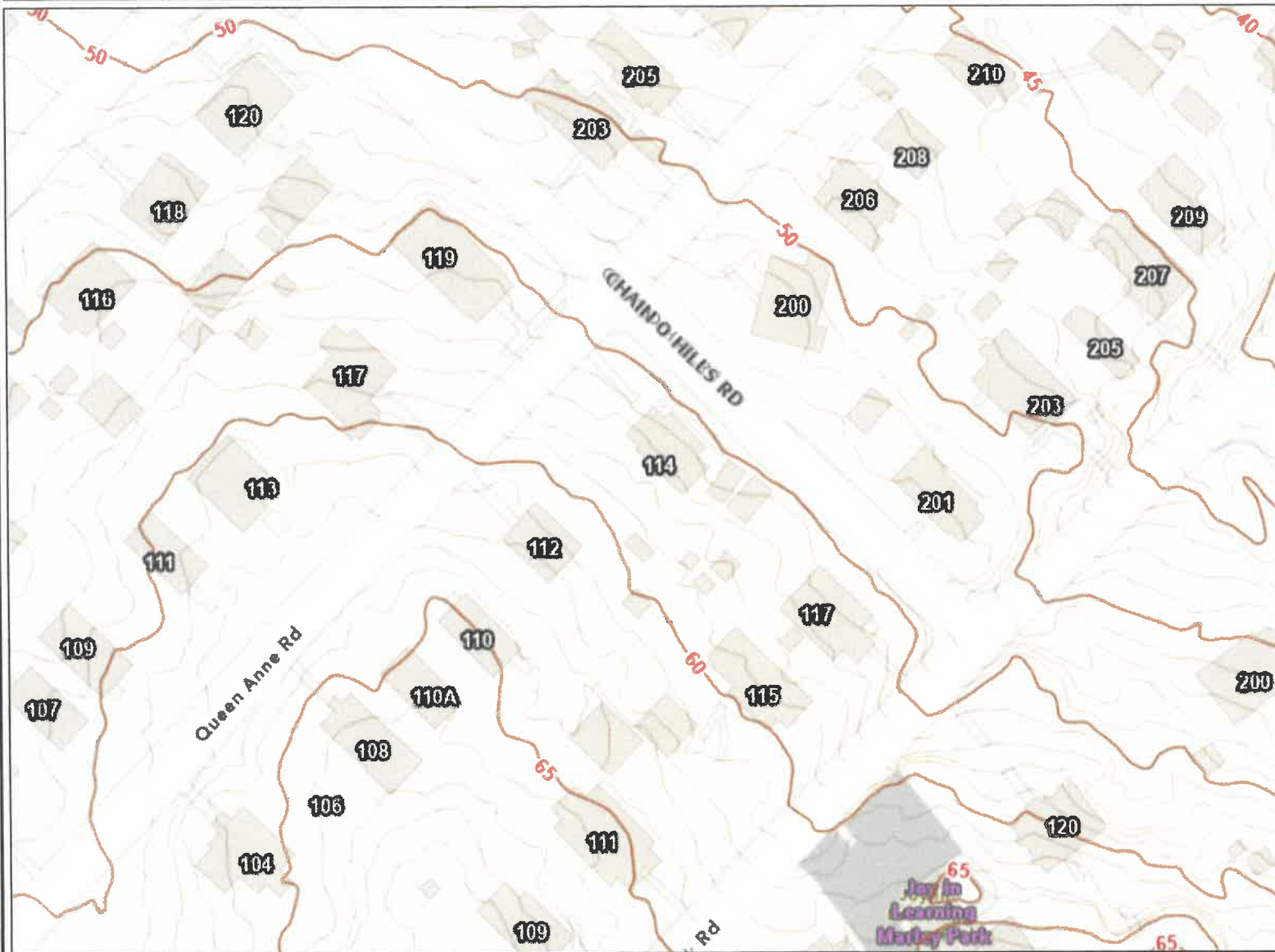
**VARIANCE INFORMATION (Check all that apply)**

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

<p><u>Variance Type</u></p> Buffer <input type="checkbox"/> Forest Clearing <input type="checkbox"/> HPA Impact <input type="checkbox"/> Lot Coverage <input type="checkbox"/> Expanded Buffer <input type="checkbox"/> Nontidal Wetlands <input type="checkbox"/> Setback <input type="checkbox"/> Steep Slopes <input type="checkbox"/> Other <input type="checkbox"/> _____	<p><u>Structure</u></p> Acc. Structure Addition <input type="checkbox"/> Barn <input type="checkbox"/> Deck <input type="checkbox"/> Dwelling <input type="checkbox"/> Dwelling Addition <input type="checkbox"/> Garage <input checked="" type="checkbox"/> Gazebo <input type="checkbox"/> Patio <input type="checkbox"/> Pool <input type="checkbox"/> Shed <input type="checkbox"/> Other <input type="checkbox"/> _____
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# Topographic Map

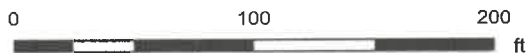


## Legend

- Foundation
- Addressing
- Elevation
  - Topo 2020
  - Index
  - Intermediate



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GeoTechnologies, Inc, METI/NASA,

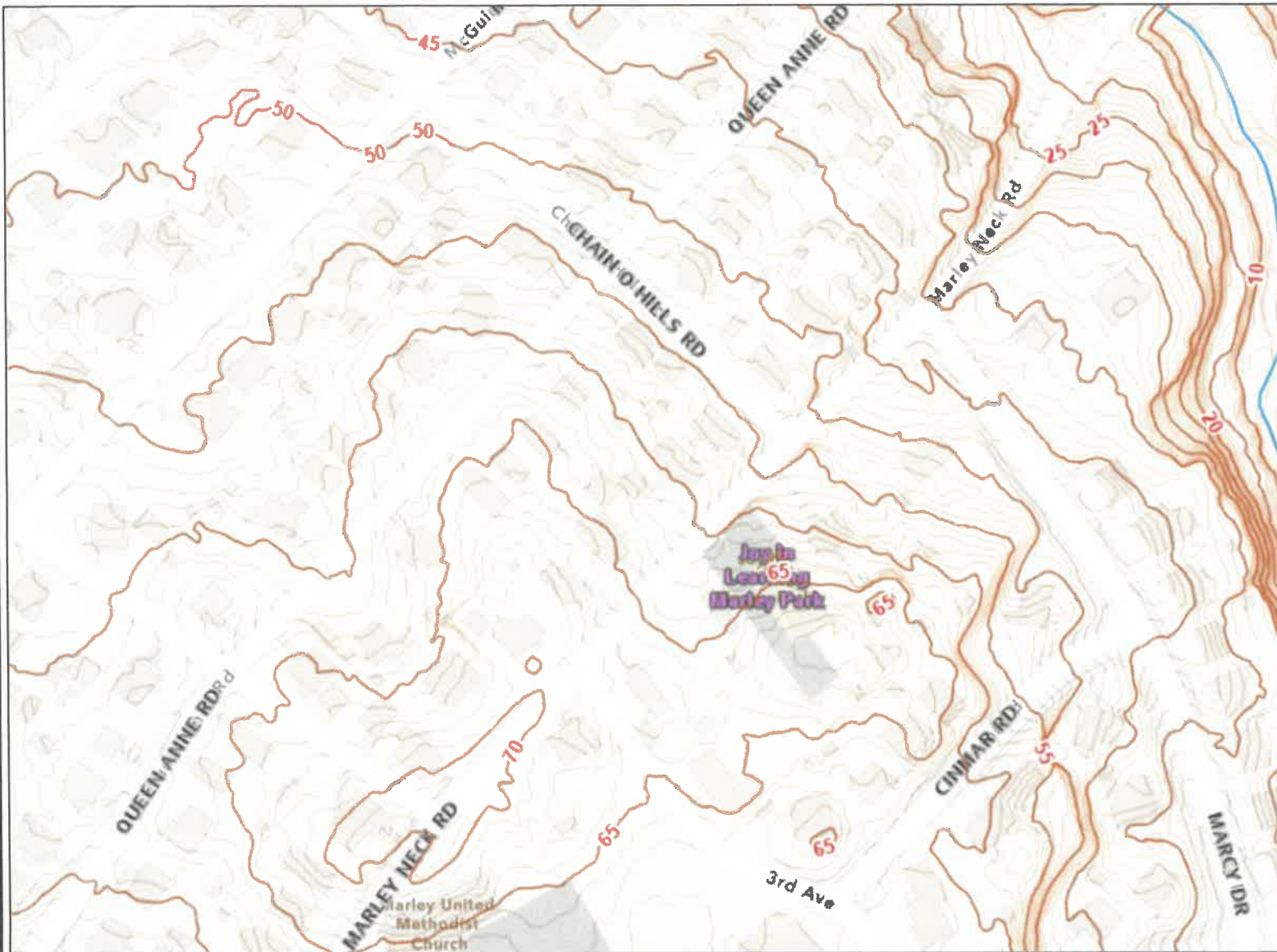


THIS MAP IS NOT TO BE  
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Notes 1" = 100 ft



# 114 Queen Anne Road



## Legend

Elevation

Topo 2020

— Index

— Intermediate



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Notes 1" = 200 ft

# 2021 Aerial



## Legend



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0 40 80  
ft

Notes 1" = 40 ft