

Request variance from Article 18-4-701 of the Anne Arundel County Code to allow a 10w x 12d x10h ft shed (120 sqft) within 7 ft of the side and rear lot lines of 443 Retford Drive. This shed was built in June of 2022. Due to the property shape and presence of trees, no shed of this dimension would fit within the county code nor in any other location as shown in the following figures. The shed's placement is such to mirror the shed of similar dimensions at 419 Hucknall Court (Lot 11 of Figure 1), equidistant from the property line, approximately 2-3 feet set back. It is also a minimum of 2 feet set back from Lot 10, growing since the property line angles away from the shed. The shed does not have any power nor water connections.



Location of shed

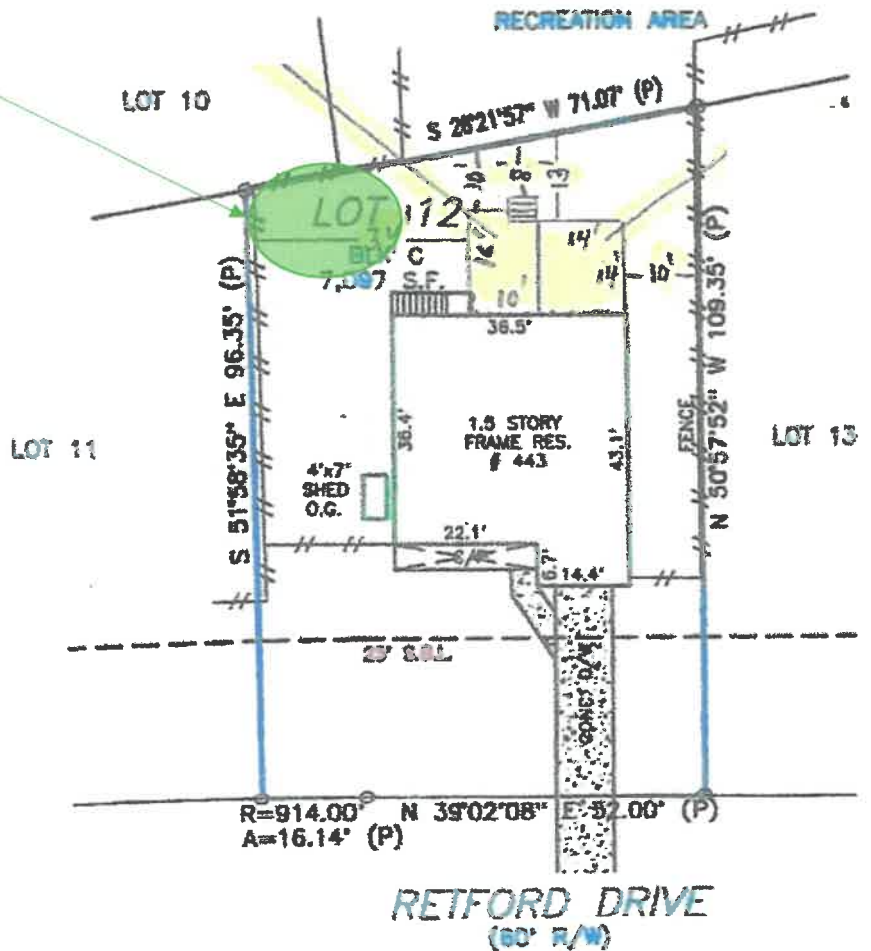


Figure 1: Most Recent Plat



Figure 2 Lot 11 side of property, view from fence

Variance request is for the blue shed. Note location of trees and air conditioning unit, which prevent placement of shed in any other location within this side of the property.



Figure 3 Lot 11 side of property - Different Angle



Figure 4 Side View of Sheds (Lot 11 Shed on left)

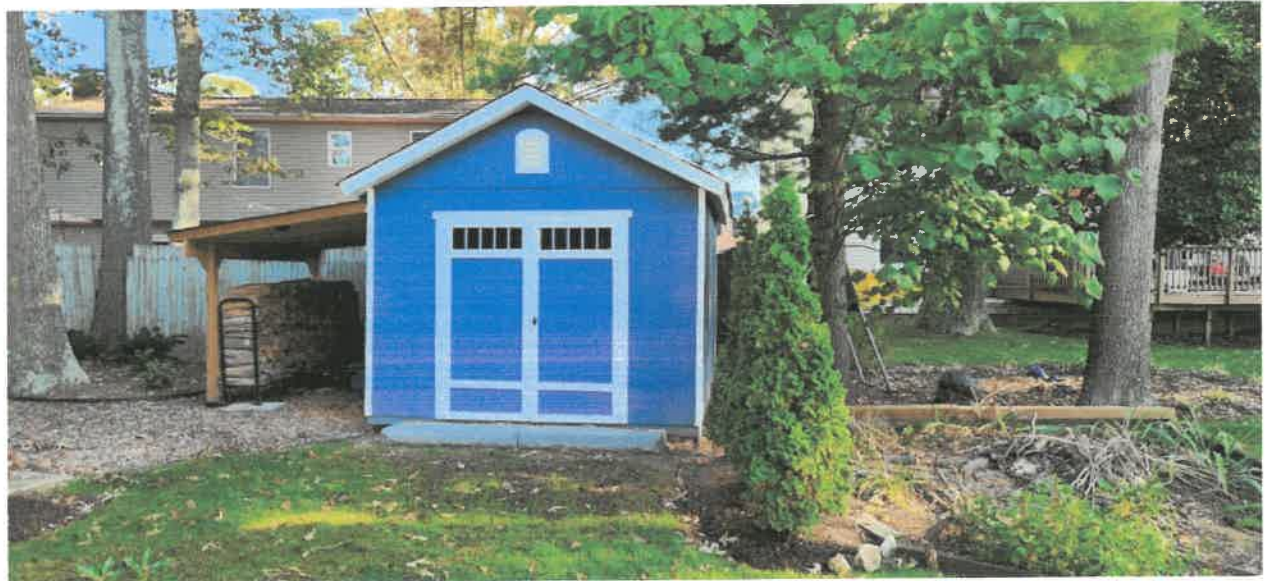


Figure 5 Front of Shed

Property line with Lot 10 is to the right of small arborvitae trees.



Figure 6 Lot 13 Side of Property

[Home](#) / [MyLowe's](#) / [Orders & Purchases](#) / [Order Details](#)

Order #750047321

Placed May 7, 2022 | \$3,198.38

 [Print Details](#)

Delivered

 Delivered Saturday, Jun 11, 2022



Deliver To

Joseph Wilusz
443 Retford Dr,
Severna Park, MD, 21146
(410) 615-6343

[Track Package](#)



Asheville 10-ft x 12-ft Wood Storage Shed (Floor Included)

Item #4906042 Model #195617
\$2,942.81 /ea. QTY 1

\$2,942.81

[Buy it Again](#)

Figure 7 Shed Purchase & Delivery date (June 11, 2022)

PROPERTY ADDRESS: 443 RETFORD DRIVE

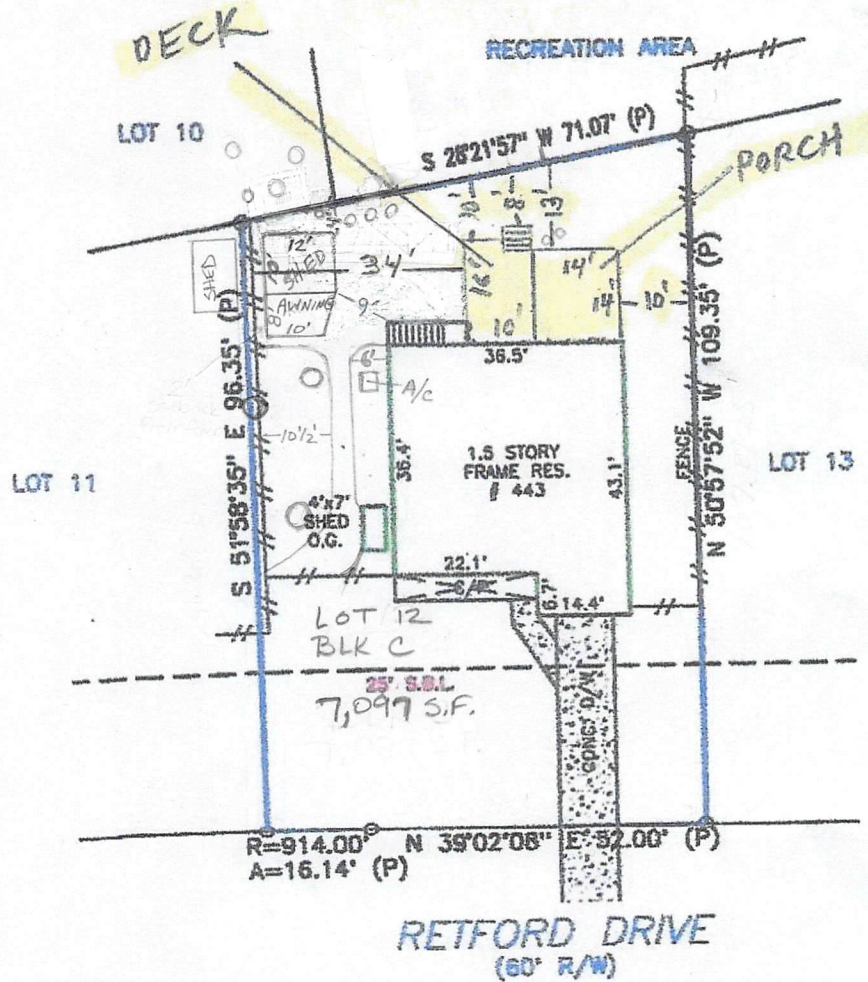
SEVERNA PARK, MARYLAND 21146

SURVEY NUMBER: MD1312.2013

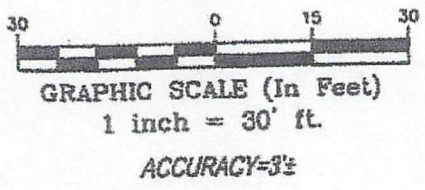
FIELD WORK DATE: 12/27/2013

REVISION HISTORY: (REV 0 12/27/2013)

MD1312.2013
LOCATION DRAWING
LOT 12, BLOCK C
CHARTRIDGE,
ANNE ARUNDEL COUNTY, MARYLAND
12-27-2013 SCALE 1"=30'



WILUSZ
EXPIRES 1-14-2015



BD2387281 APP

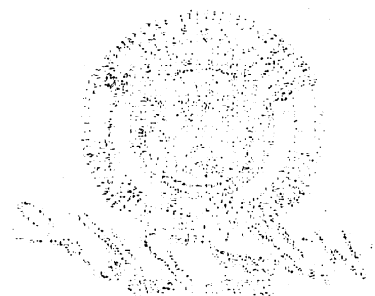
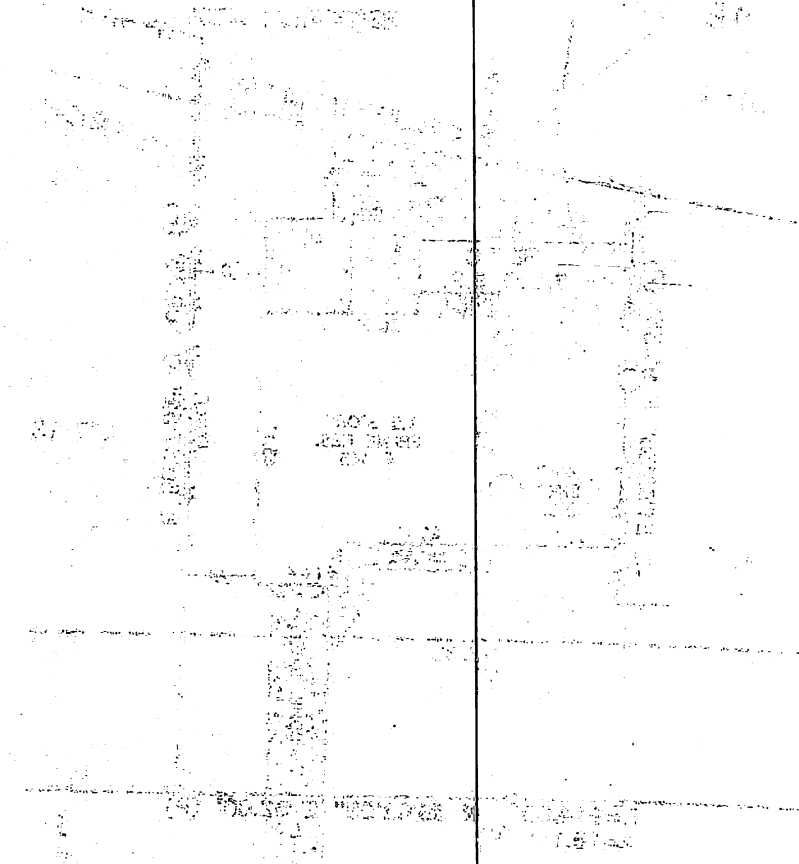
POINTS OF INTEREST:
NONE VISIBLE

| | |
|--|------------------|
| CLIENT NUMBER: 1347952 | DATE: 12/27/2013 |
| BUYER: Joseph Wilusz and Lauren Wilusz | |
| SELLER: ROBERT HALLET AND JANIS HALLET | |
| CERTIFIED TO: | |

Alycia M Klein Marketing Director
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THE UNITED STATES OF AMERICA
DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D. C. 20535

MEMORANDUM
TO : SAC, [Redacted]
FROM : [Redacted]
SUBJECT: [Redacted]



Very truly yours,
[Redacted]
Special Agent in Charge



Sumner Handy <pzhand00@aacounty.org>

2023-0188-V - site plan revisions needed; sign fee required

Sumner Handy <sumner.handy@aacounty.org>
To: Lauren & Joe Wilusz <j.l.wilusz@gmail.com>
Cc: Joe Wilusz <Jdwilusz@gmail.com>

Mon, Oct 23, 2023 at 7:04 AM

Great.

In fact, you can pay the sign fee at any time. When the site plan is ready, please email it to me. Intake can be completed once both the sign fee's been paid and I've received the revised site plan.

Let me know if there's anything else I can do. And thanks.
Sumner

Sumner Handy, AICP
Planner III

Zoning Administration Section
2664 Riva Road
Annapolis, MD 21401

410-222-7437
www.aacounty.org

On Sat, Oct 21, 2023 at 9:29 AM Lauren & Joe Wilusz <j.l.wilusz@gmail.com> wrote:

Yes, can do. We expect to be able to have them to you on Friday. If not digital, then hand drawn and scanned. If we understand you correctly, once changes are made and accepted, we will make the payment for the sign.

On Thu, Oct 19, 2023, 11:55 AM Sumner Handy <sumner.handy@aacounty.org> wrote:

Good afternoon Wiluszes,

I hope you're both doing well.

I'm writing with an update regarding your variance application. Two outstanding items require your attention.

First, the site plan requires revision. While the image provided on page 2 of that document gets us most of the way there, here are items that require revision:

- 1) the dimensions of the shed must be labeled;
- 2) the distance from the shed to both side and rear lot lines must be labeled; and
- 3) please clarify the dimensions and significance of the green-highlighted overhang.

Second, one sign advertising this application is required. It must be posted at the front of your property. The OPZ Map Room will produce that sign once this application intake has been completed, and will let you know when that sign is ready to be picked up. The fee for that sign is \$35; I've invoiced that fee and you can pay it by logging into the Land Use Navigator here: <https://aca-prod.accela.com/aaco/Default.aspx>

If you have any questions, please let me know.

My best,
Sumner



Sumner Handy <pzhand00@aacounty.org>

2023-0188-V - site plan revisions needed; sign fee required

Sumner Handy <sumner.handy@aacounty.org>

Tue, Nov 7, 2023 at 9:41 AM

To: Lauren & Joe Wilusz <j.l.wilusz@gmail.com>

Hi folks,

Thanks for the revision; the extent of improvements and the detailed labeling are great in this version.

Unfortunately, the site plan is not to scale. Please see the measurement that I've overlaid on the site plan on page 2. Using an image on the site plan that seemed to suggest that the original scale of this plat is/was 1 inch on the page = 30 feet on the ground, I set my scale in Adobe to that figure. You'll see, however, that the distance that's clearly marked on the site plan as a 25 foot setback is measuring at 29.19 feet on this page.

This type of scaling error is common when transposing images from one place to another. I'm not an expert in site plan production, but what you might do is find the original plat drawing and, instead of placing it into a Word doc (which I'm only guessing is what you did here, given the page of additional text above in addition to the scaling error), submit it as its own file. If you need the additional descriptive text, you could either merge the PDFs (the site plan as one, and the text as the other), or you could submit the text as a separate, supplementary file. If the original site plan document is an 8 1/2 x 11 document, then it will usually scan fine into a PDF of the same size; but moving from one format to another will often affect scaling.

I hope this is helpful. I look forward to receiving the site plan that scales accurately.

Take care,
Sumner

Sumner Handy, AICP
Planner III

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On Sun, Nov 5, 2023 at 10:03 PM Lauren & Joe Wilusz <j.l.wilusz@gmail.com> wrote:

Not a problem. Attached is the update with the borders and scale.

Thanks again,

Joe and Lauren

On Mon, Oct 30, 2023 at 10:57 AM Sumner Handy <sumner.handy@aacounty.org> wrote:

Hi Joe and Lauren,

I see that the sign fee has been paid. Thank you.

And thanks for the updated site plan, and the explanation of the overhang/awning for the firewood. Unfortunately, the site plan is not quite right yet. The requirements of an administrative site plan to be submitted with a variance application are here, in 18-16-201(e). The two most important aspects for you all, since that previous drawing appears to be mostly complete with your property's outline and improvements, is, first, that the entire property's outline should be shown, with all improvements. And second, ensure that the site plan and the improvements (shed & overhang for firewood) are drawn to scale.

Does that make sense? Let me know if you have any other questions after looking at 18-16-201(e).

Once the updated site plan is ready, email it to me and I will upload it to the LUN.

Take care,
Sumner

Sumner Handy, AICP
Planner III

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2664 Riva Road
Annapolis, MD 21401

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On Sat, Oct 28, 2023 at 3:03 PM Lauren & Joe Wilusz <j.l.wilusz@gmail.com> wrote:

Hi Sumner,

I expect the attached should address your 3 concerns. I tried to upload it to the original submission in the website, but since it's now under review, the ability to add is blocked.

Regarding #3, Figures 2, 3, and 4 in the Letter of Explanation show that I added an awning to the side of the shed to cover our firewood (instead of leaving under tarps as it used to be).

Sign fee is now paid.

Thank you,

Joe and Lauren

On Thu, Oct 19, 2023 at 11:55 AM Sumner Handy <sumner.handy@aacounty.org> wrote:

Good afternoon Wiluszes,

I hope you're both doing well.

I'm writing with an update regarding your variance application. Two outstanding items require your attention.

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If you have any questions, please let me know.

My best,
Sumner