



303 Najoles Road - Suite 114  
Millersville, MD 21108

Phone: 410-987-6901  
Fax: 410-987-0589

October 24, 2023

Ms. Sterling Seay  
Anne Arundel County  
Office of Planning and Zoning  
2664 Riva Road  
Annapolis MD 21401

**Re: 804 Old Stage Road  
Glen Burnie, MD 21061  
Joy In Learning**

Dear Ms. Seay,

Please accept this as our formal variance request to the Zoning Regulations on behalf of our client. The variance requests are to Article 18, Section 4 – 701 of the R-5 Bulk Regulations of 3' to the required 7' side lot line setback

We are requesting this variance to allow for landings and stairs to be built for the existing structure. The proposed landing and stairs will allow safe ingress/egress to the second floor of this existing child care facility.

Explanation as required by Article 18, Section 16-305(a)

We believe the granting of this variance is warranted because the unique physical conditions of the lot. Specifically, the structure already exist in its current location and the existing door are also existing. With that, and the need to provide ADA access to the first floor via a ramp in the general vicinity, there is no reasonable way of providing access to existing structure without a variance to this article.

Explanation as required by Article 18, Section 16-305(c)

We believe the granting of this variance is warranted because the requested variance is the minimal necessary to afford relief based upon the nature of the lot and the unique physical conditions, such as the site is already developed with an existing structure. The granting of this variance will not alter the character of the neighborhood as the proposed stairs and landing will be next to a developed parcels parking lot.. This variance will not impair the appropriate use or development of the surrounding property as it will not deny access or the possibility to build on neighboring lots and all surrounding properties have been developed. The granting of this variance will not be detrimental to the welfare of the public and in fact will provide additional safety measures for the existing use of the building

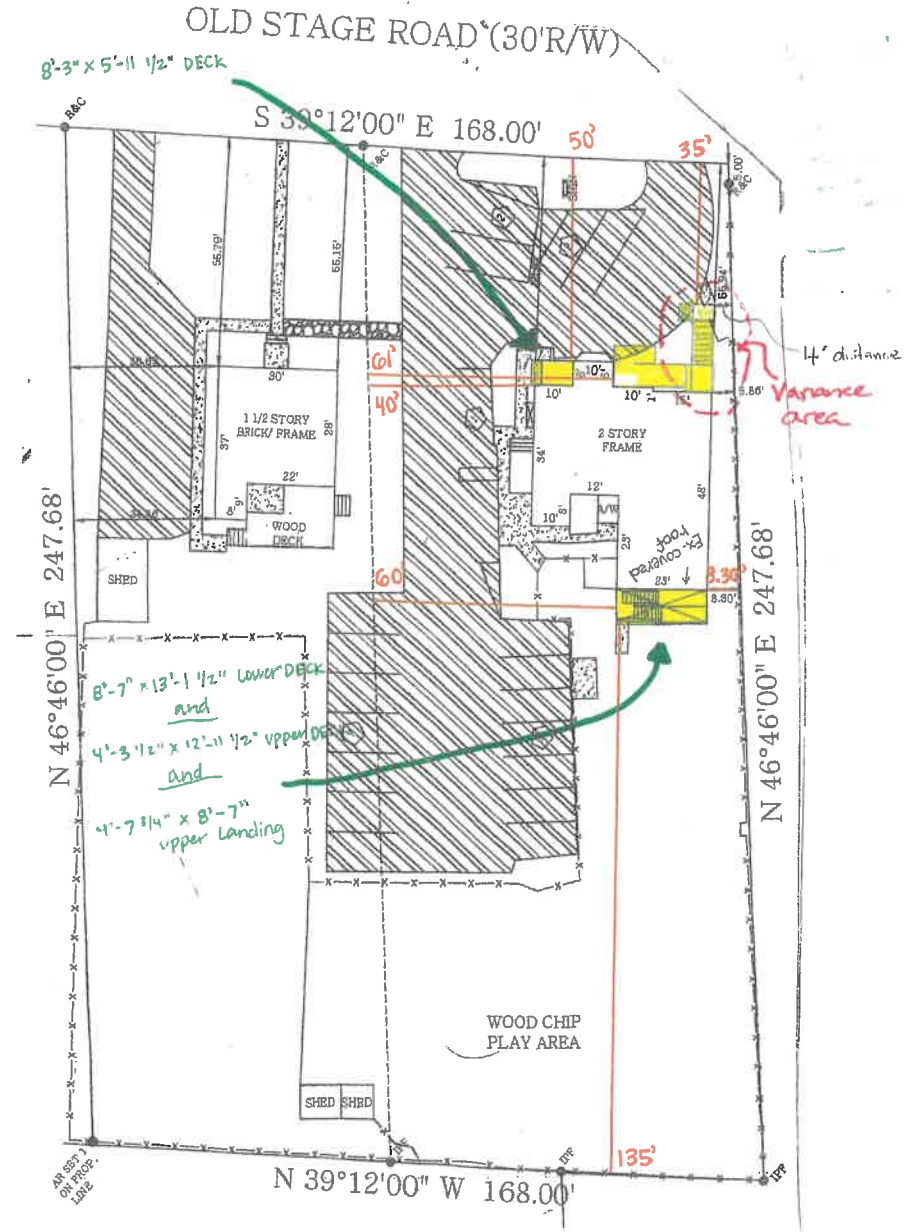
If you have any questions or need any additional information, please feel free to contact me at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read 'MJW', with a long horizontal flourish extending to the right.

Michael J. Werner P.E.

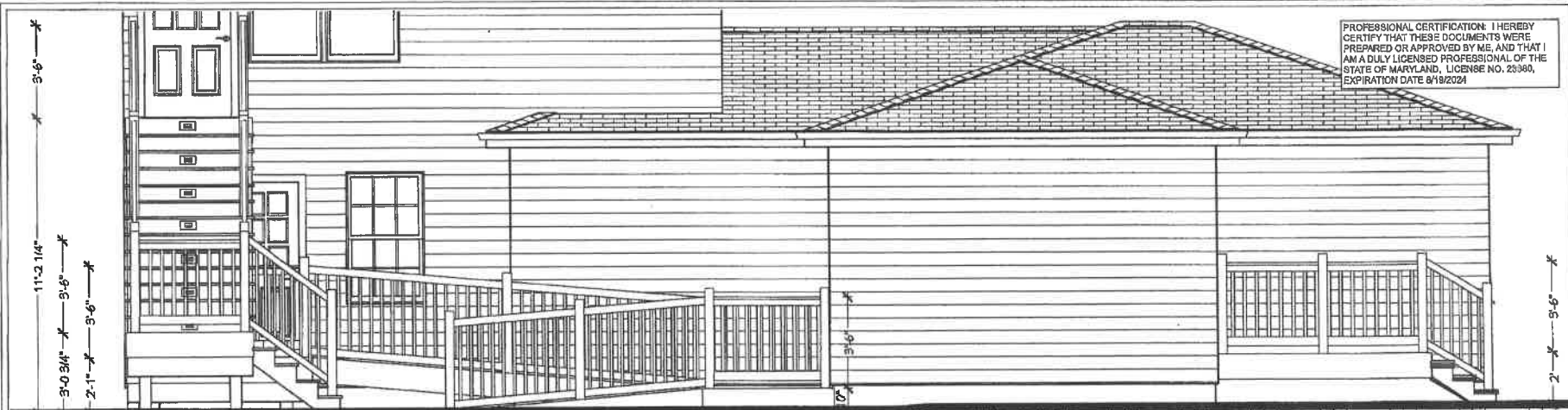
Scale: 1" = 30'  
 804 Old Stage Rd.  
 Glen Burnie, 21061  
 - Commercial -



PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL OF THE STATE OF MARYLAND, LICENSE NO. 20360, EXPIRATION DATE 8/18/2024

SHEET INDEX

- 1 LOWER REAR DECK
- 2 UPPER REAR DECK
- 3 LOWER SIDE FRAMING
- 4 LOWER SIDE DECKING
- 5 UPPER SIDE FRAMING
- 6 UPPER SIDE DECKING
- 7 FRONT DECK
- 8 RBAR ELEVATIONS
- 9 FT. JUMP ELEVATIONS
- 10 BRACING DETAIL
- 11 CAD DETAILS



**SIDE DECK FRONT ELEVATION**

1/4 in = 1 ft  
Joy In Learning FLOOR PLAN REVISED3

**FRONT DECK FRONT ELEVATION**

1/4 in = 1 ft  
Joy In Learning FLOOR PLAN REVISED3

PROJECT DESCRIPTION:  
Joy In Learning - Deck Layout REVISED3  
Joy In Learning - Dennis Rhode  
304 Old Stage Road  
Glen Burnie, MD 21061



**SIDE DECK LEFT ELEVATION**

1/4 in = 1 ft  
Joy In Learning FLOOR PLAN REVISED3



**FRONT/SIDE DECK RIGHT ELEVATION**

1/4 in = 1 ft  
Joy In Learning FLOOR PLAN REVISED3

DESIGNED PROVIDED BY:  
Fence & Deck Connection, Inc.  
80571 Veterans Highway  
Millsville, MD, 21109  
410-469-4444  
www.fencedeckconnection.com

DATE:	6/18/2023
SCALE:	PER PLAN
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 Joy In Learning - Dennis Rhode  
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DATE:
6/13/2023
SCALE:
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SHEET:
6

UPPER DECK  
 7'-1"

LOWER LANDING  
 4'-10"

4X4 P.T. HANDRAIL POSTS SLEEVED  
 W/ 4" WHITE PVC W/ NEW ENGLAND  
 CAPS & BASES, ATTACHED TO FRAME  
 W/ 1/2" GALV. HEX HEAD THRU  
 BOLTS, WASHERS BOTH SIDES

(5) BLACK PYXIS STAIR  
 RISER LIGHTS ON STAIRS  
 (SEE ELEVATION FOR  
 LOCATIONS)

1.5" WHITE PVC GRABRAIL

LOWER DECK & RAMP FOOTPRINT

UPPER STAIRS  
 4'-10"

LOWER STAIRS  
 4'-0"

# UPPER SIDE DECK LAYOUT

1/4 in = 1 ft  
 Joy In Learning FLOOR PLAN REVISED3

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 EXPIRATION DATE 8/19/2024

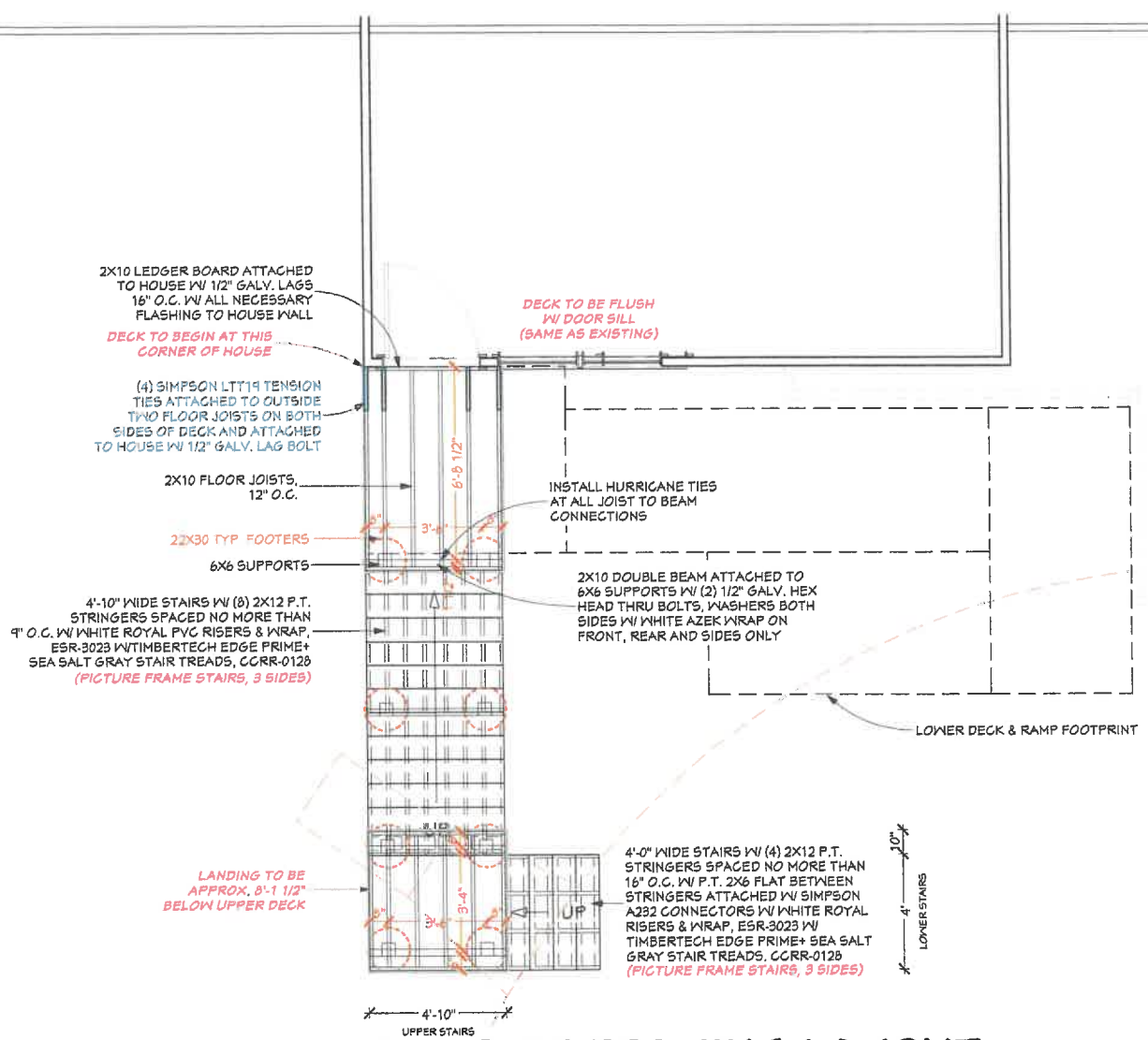
- DECK MATERIALS:**
1. DECKING - TIMBERTECH EDGE PRIME+ SEA SALT GRAY, CCRR-0128.
  2. RAILING - 42" WHITE VINYL WASHINGTON RAIL W/ 2X2 SQUARE BALUSTERS, ESR-5074.
  3. WRAP - WHITE ROYAL PVC, ESR-3023.

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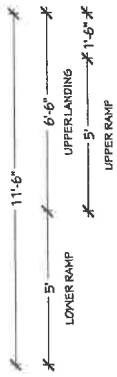
# UPPER SIDE FRAMING LAYOUT

Joy In Learning FLOOR PLAN REVISED3

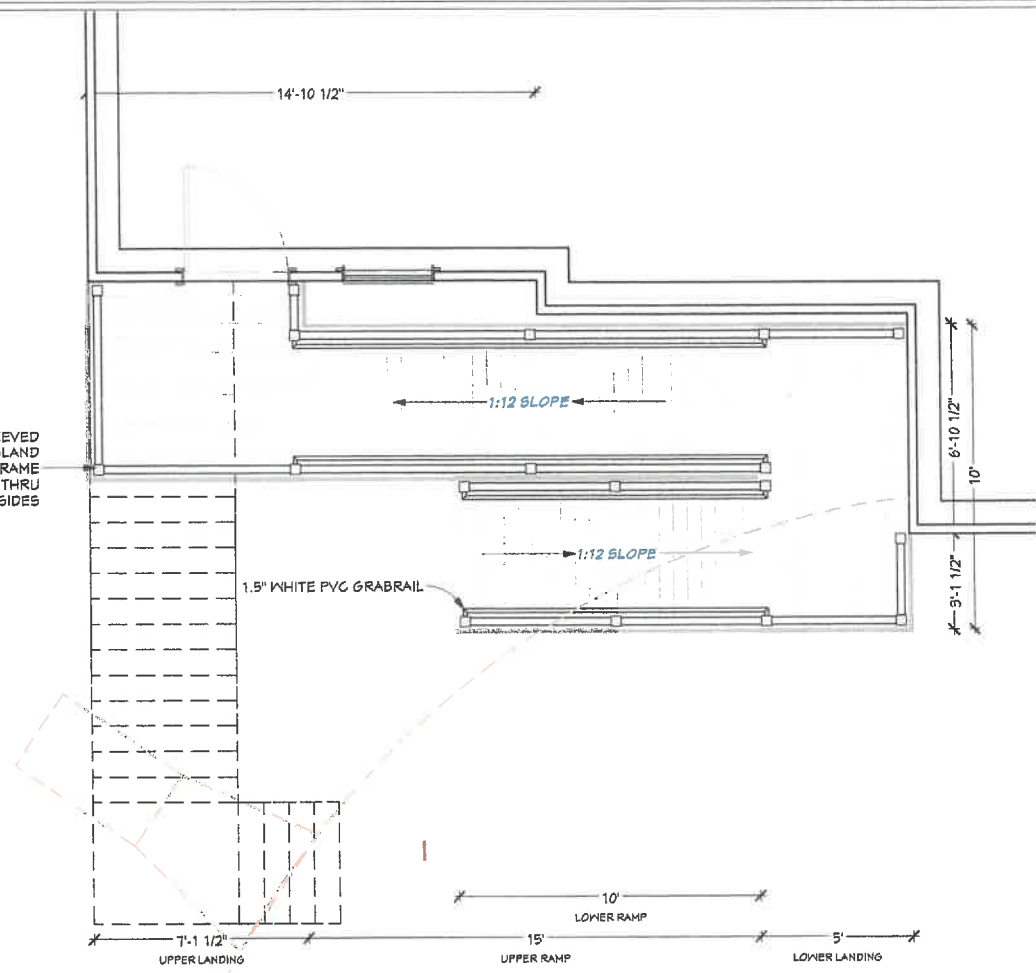
1/4" = 1' R

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# LOWER SIDE DECK LAYOUT 1/4 in = 1 ft

Joy In Learning FLOOR PLAN REVISED3

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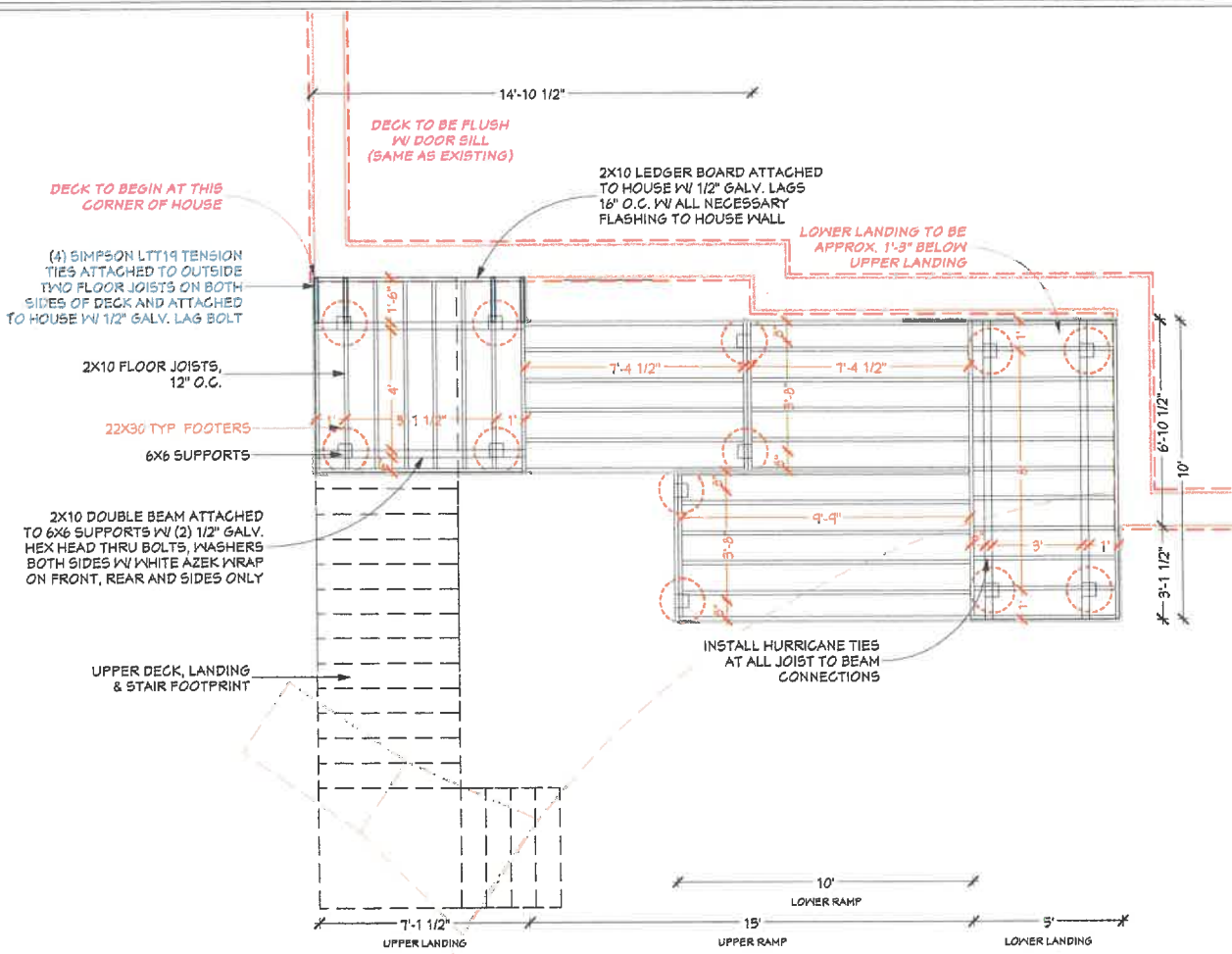
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# LOWER SIDE FRAMING LAYOUT

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1/4 in = 1 ft

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