



303 Najoles Road - Suite 114  
Millersville, MD 21108

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

July 2, 2024

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

Re: **Glen Burnie Heights  
Block PP, Lots 40-43  
Variance Application**

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 Regulation of:

Lots 40-43:

1. A variance of 10' to the required 25' front lot line setback
2. A variance of 32' to the required 35' setback to a principal arterial or higher classification road.

We are requesting this variance to allow for existing lots to be developable based on the restrictive nature of the setbacks.

The proposed house is a two-story with a habitable attic. The habitable attic is built into the trusses, like an older Cape Cod style home, where the house will have a two-story elevation from the road, but there will be a partial third floor with a house height of 28'+/-. The footprint of the homes are 572 square feet, modest in sized based on the small nature of the lots. Due to the lot size and house size, the proposed house provides for a great opportunity to provide affordable housing in the county. There is a sound wall along route 100 in this area to shield the proposed houses from the noise of route 100 and also provide an extra buffer to the houses. The house will be set back roughly 60' from the exit lane.

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

We believe the granting of this variance is warranted because of the unique physical conditions of the lots. Specifically, the lots are undersized for their zoning designation at 3,207 square feet (Lots 40-43), well under the 7,000 square foot requirements of the bulk regulations. These lots were platted well before bulk regulations

and further hindered by the construction of Route 100 necessitating a 35' setback while also leaving behind uniquely shaped and undersized lots.

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

We believe the granting of these variances are warranted because the requested variance is the minimal necessary to afford relief based upon the size of the lot and the unique physical conditions. Due to the building restriction lines of the bulk regulations, there is no buildable area on the lots without the approval of a variance. The proposed houses are modest in size where the foundation will be 18' from the accessible right of way allowing for off street parking, this is similar to a cluster subdivision under the same bulk regulations. The variance allowing 15' is so the house can have a stoop and steps as typical of a single-family home, this is allowed in new cluster developments without the need of a variance. The granting of this variance will not alter the character of the neighborhood as the proposed house will have a typical 2-story elevation from the road and is typical of R5 development. 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 the proposed house will not affect the street view of any other properties. The granting of this variance will not be detrimental to the welfare of the public. In addition, stormwater management will be provided with the new home

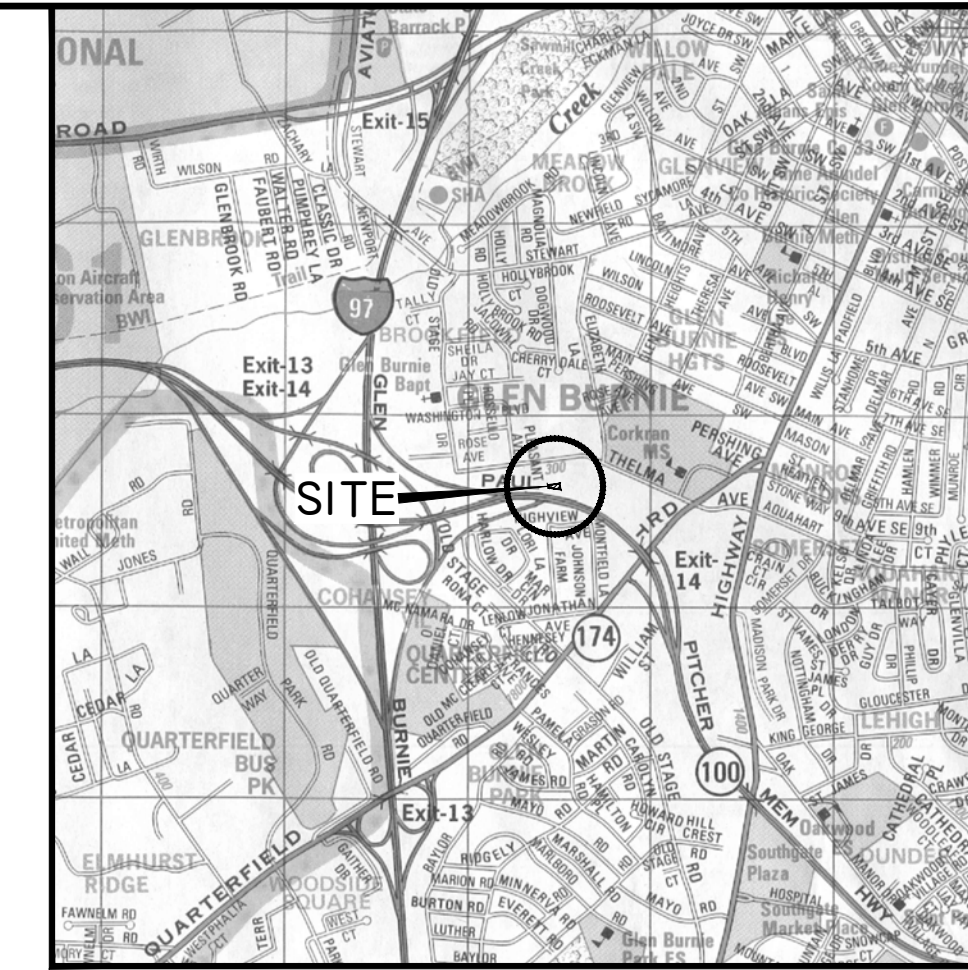
If you have any questions or need any additional information, please feel free to contact me at your convenience.

Thank you,

*Matthew R. Seiss*

Matthew R. Seiss, P.E.





VICINITY MAP  
 SCALE: 1" = 2,000'  
 ADC MAP # 7 GRID: H-4



**LOTS 40-43**  
 3,207 S.F.  
 0.074 AC. ±

**MD RTE 100**  
 (EX. VAR. WIDTH PUBLIC R/W)  
 (SHA PLAT #30529 & 30529)

**(EX. PUBLIC 40' LOCAL COUNTY R/W)**

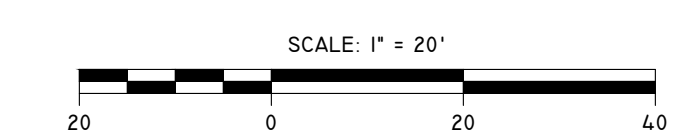
**STORM WATER MANAGEMENT NOTE**

The proposed plan is the best layout for this project based on the shape, size and topography of the site. The layout promotes flows to undisturbed areas on-site and to Natural Conveyance Systems on-site. All of the impervious areas (house, driveway and walkways) have been disconnected by rooftop disconnections and non-roof-top disconnections and therefore the resultant impervious cover for the site is 0 s.f.

There are no natural resources on-site to protect. The lot is currently vacant and partially wooded with interspersed grassy areas. Grading has been kept to a minimum to reduce the LOD to the maximum extent possible. The natural flow patterns to this area have been maintained to the maximum extent possible and the overall proposed impervious area has been reduced from the existing condition.

**SWM CRITERIA**

1. Water Quality, Recharge Volume and Channel Protection Volume has been provided by using rooftop disconnections and a non-roof-top disconnection.
  2. Overbank flood Protection Volume has been met as the site outfalls directly to Broad Avenue and an Anne Arundel County Storm Drain System.
  3. Extreme Flood Protection Volume is not required as the site has an adequate site outfall and the downstream channel is in stable condition.
- Sediment Control has been provided so as to completely protect the natural areas.



**NATURE OF VARIANCE:**  
 LOTS 40-43:  
 1. A ZONING VARIANCE TO ARTICLE 18-4-701 OF 10' TO THE REQUIRED 25' FRONT LOT LINE SETBACK.  
 2. A ZONING VARIANCE TO ARTICLE 18-4-701 OF 32' TO THE REQUIRED 35' SETBACK TO A PRINCIPAL ARTERIAL OR HIGHER CLASSIFICATION ROAD.

SHEET 1 OF 1  
**VARIANCE PLAN**

**GLEN BURNIE HEIGHTS**  
**Section PP, Lots 40-43**

SUBDIVISION #S2023-\_\_\_ PROJECT #P2023-00-\_\_\_-00NM  
 TAX MAP 09 GRID 23 PARCEL 146 TAX ACCOUNT #03-362-07827800  
 309 BROAD AVENUE, GLEN BURNIE,  
 3RD ASSESSMENT DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND 21061  
 SCALE: 1" = 20' DATE: JULY, 2024

**OWNER/DEVELOPER**  
 CHESSIE HOMES LLC  
 PO BOX 447  
 HEIGHTS PKY  
 PASADENA MD 21122  
 CHESSIEHOMESLLC@GMAIL.COM  
 DEED: 40517 / 395

#	REVISIONS:	APPROVED BY:	DATE:

**ANAREX, INC**  
 CIVIL ENGINEERING SERVICES  
 LAND SURVEYING  
 303 Najoles Road - Suite 114  
 Millersville, MD 21108-2512  
 Phone: 410-987-6901  
 www.anarex.com





ANNE  
ARUNDEL  
COUNTY


MARYLAND  
DEPARTMENT OF HEALTH

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. 

DATE: July 11, 2024

RE: Chessie Homes, LLC.  
PO Box 447  
Pasadena, MD 21122

NUMBER: 2024-0124-V

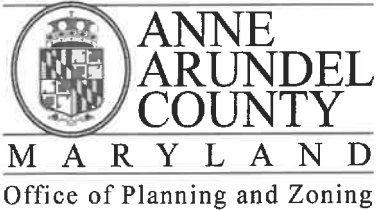
SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a dwelling with less setbacks than required.

The Health Department has reviewed the above referenced request. The property is served by public water and sewer facilities. 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



2664 Riva Road, P.O. Box 6675  
Annapolis, MD 21401  
410-222-7450

**Jenny B. Dempsey**  
**Planning and Zoning Officer**

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## ADDRESS ASSIGNMENT

Date: May 23, 2024

Owner: John Demyan Jr.

Tax Accounts: **3362-0782-7800**

Property Description: Lots 38 – 43, Section PP

Subdivision: Glen Burnie Heights

Zip Code: 21061

Please be advised that the above-described property has been assigned the following addresses:

**307 Broad Ave, Glen Burnie, MD 21061 and**  
**309 Broad Ave, Glen Burnie, MD 21061.**

In addition, and in accordance with the provisions of Section 12-7-101, you are required to post on or about the property, numbers or letters designating the address assigned to the property. The numbers or letters shall be in plain block style at least 3 to 4 inches high, displayed on a contrasting background and posted so to be unobstructed and clearly legible from the street named in the address of the property. Numbers or letters for multi-family structures or commercial properties shall be at least 6 inches high.

Sincerely,

*Spencer Cloutier*

Spencer Cloutier  
Planning and Zoning  
Research & GIS



# OFFICE OF PLANNING AND ZONING

## CONFIRMATION OF PRE-FILE MEETING

DATE OF MEETING May 2024

P&Z STAFF Rob Konowal, Engineering

APPLICANT/REPRESENTATIVE Anarex EMAIL matt@anarex.com

SITE LOCATION 307 & 309 Broad Avenue (2024-0048-P) LOT SIZE 3,207sf and 2,241 sf ZONING R5

CA DESIGNATION n/a BMA or BUFFER APPLICATION TYPE Setback Variances

Variances required to construct two new dwellings 28 feet in height with less setbacks than required.

Lots 40-43 - 309 Broad Avenue

Lots 38-39 - 307 Broad Avenue

Front lot line setback variance and rear lot line setback variance to a principal arterial or higher classification road for both properties

### COMMENTS

**Zoning** – Site should be formally addressed prior to variance submissions. Severely undersized and irregular lots create a practical difficulty in complying with Code.

**Engineering Comments:** - See next page

### INFORMATION FOR THE APPLICANT

Section 18-16-201 (b) Pre-filing meeting required. Before filing an application for a variance, special exception, or to change a zoning district, to change or remove a critical area classification, or for a variance in the critical area or bog protection area, an applicant shall meet with the Office of Planning and Zoning to review a pre-file concept plan or an administrative site plan. For single lot properties, the owner shall prepare a simple site plan as a basis for determining what can be done under the provisions of this Code to avoid the need for a variance.

\*\*\* A preliminary plan checklist is required for development impacting environmentally sensitive areas and for all new single-family dwellings. A stormwater management plan that satisfies the requirements of the County Procedures Manual is required for development impacting environmentally sensitive areas OR disturbing 5,000 square feet or more. State mandates require a developer of land provide SWM to control new development runoff from the start of the development process.

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.

## Engineering Comments

1. This reviewer is not clear about what type of SWM practice (s) are proposed. Per 6.1.4 (G) of the County Stormwater Practices and Procedures manual, SWM facilities shall not be located in areas that are off-limits to development, e.g., natural resources including steep slopes and buffers.
2. Identify site outfall to review the site plan and provide feedback regarding potential impact.
3. A soil boring is required per practice. The suitability and siting of proposed SWM practices should be reviewed. Soil boring information including verification of the suitability of in-situ soils for infiltration shall be submitted. Describe the site's hydrologic, and topographic characteristics and provide a recommendation on the feasibility of various BMPs.
4. All stormwater conveyance systems shall be designed so that no building or habitable structure, either proposed or existing, is flooded or has water impounded against it during the 100-year storm event.
5. Microscale stormwater facility(ies) design should incorporate safe conveyance for overflow discharges from 2, 10, 100-yr 24-hr storm events; plans should show overland relief paths for these storm events and ensure that no structures, or properties are negatively impacted or have water impounded against during these storm events.
6. The County Stormwater manual requires that Infiltration devices uphill from buildings and structures with basements shall be located a minimum of 20 feet from the structure, or the intersection of the structure foundation footing with the phreatic line from the overflow depth of the device, whichever is greater. Please clarify how this requirement is met.
7. Infiltration/filtration devices, including individual lot devices, shall be located a minimum of 10 feet horizontally from any public sanitary sewer or house connection, or property line.
8. The site to ensure that any existing downstream flooding including nuisance flooding issues will be exacerbated by the proposed development.
9. Design professionals should review site runoff and potential (negative, adverse) impacts to neighboring properties, due to changed grades/elevation on a proposed project.
10. The utility for the site will be reviewed during the grading permit.
11. The stormwater management Engineering design review approval for the site shall occur at the grading permit stage.
12. Based on the plan provided, it appears that the property will be served by public sewer and water.
13. The above is provided as a courtesy review as information for review and consideration comments at the pre-file.