

Pole Barn Variance Request

6/25/24

Anne Arundel County

Zoning Division Office of Planning and Zoning

2664 Riva Rd

3<sup>rd</sup> Floor

Annapolis MD 21401

RE: 1641 Colbert Rd.

Annapolis MD 21409

Tax Map 41, Grid 19,

Parcel 141

Record: B02426877 To Whom it May Concern,

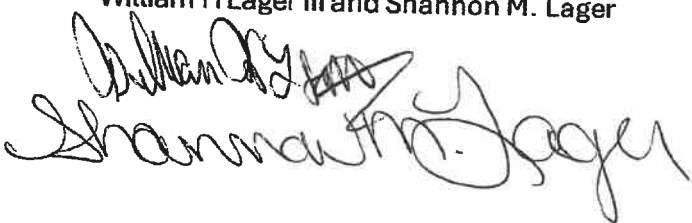
We the Lager's would like to request a variance on a Pole Barn to be built on our property.

We are looking for a side setback variance of 7ft. not 15ft. as stated in section 18-4-301 of AA County zoning code. The side setback yard is not straight it is angled. We are unable to use the other side of the property due to the placement of our septic tank. We chose the placement of this Pole Barn for the aesthetics. We hope to have a breezeway between the house and garage leading into the backyard. This would complement our property nicely.

We have already put a substantial amount of money down towards this project. If we are not granted permission for the requested size (28x38) and placement of the Pole Barn, we will lose a great deal of money.

Thank you for your time and consideration,

William H Lager III and Shannon M. Lager

Handwritten signatures of William H Lager III and Shannon M. Lager. The signature of William H Lager III is on the left, and the signature of Shannon M. Lager is on the right, overlapping the first one.

Variance paragraph for William H Lager III 1641 Colbert Rd Annapolis Md 21409 B02426877

- Describe the proposed use of the subject property and include if the project is residential, commercial, industrial, or maritime.

\*The purpose property is residential. The garage is to park cars in.

- Describe the type of predominant trees and shrubs on the subject property. Include a statement addressing the square footage of the property that is vegetated with trees and shrubs,

\*There are five (5) predominantly sweet gum ball trees on the property=850 sq feet

\*3-4ft square trees

\*4 -49ft sq grasses

\*2-44x12 =1056 mulched area

\*6-2x2 bushes 24ft sq

\*10 4x4 skip laurel bushes 40 ft sq

- how much of the property will be disturbed by the proposed development, and how the disturbance will be mitigated.

\* The pole barn is 28x38.with a 2-foot buffer

\* Grass will be planted, landscaping around the garage.

- Describe the methods to minimize impacts on water quality and habitat from proposed construction (i.e. stormwater management, sediment control, and silt fence).

\* a silt fence will be installed by the contractor

- 

- Calculate the impervious surface before and after construction, including all structures, gravel areas, driveways, and concrete areas.

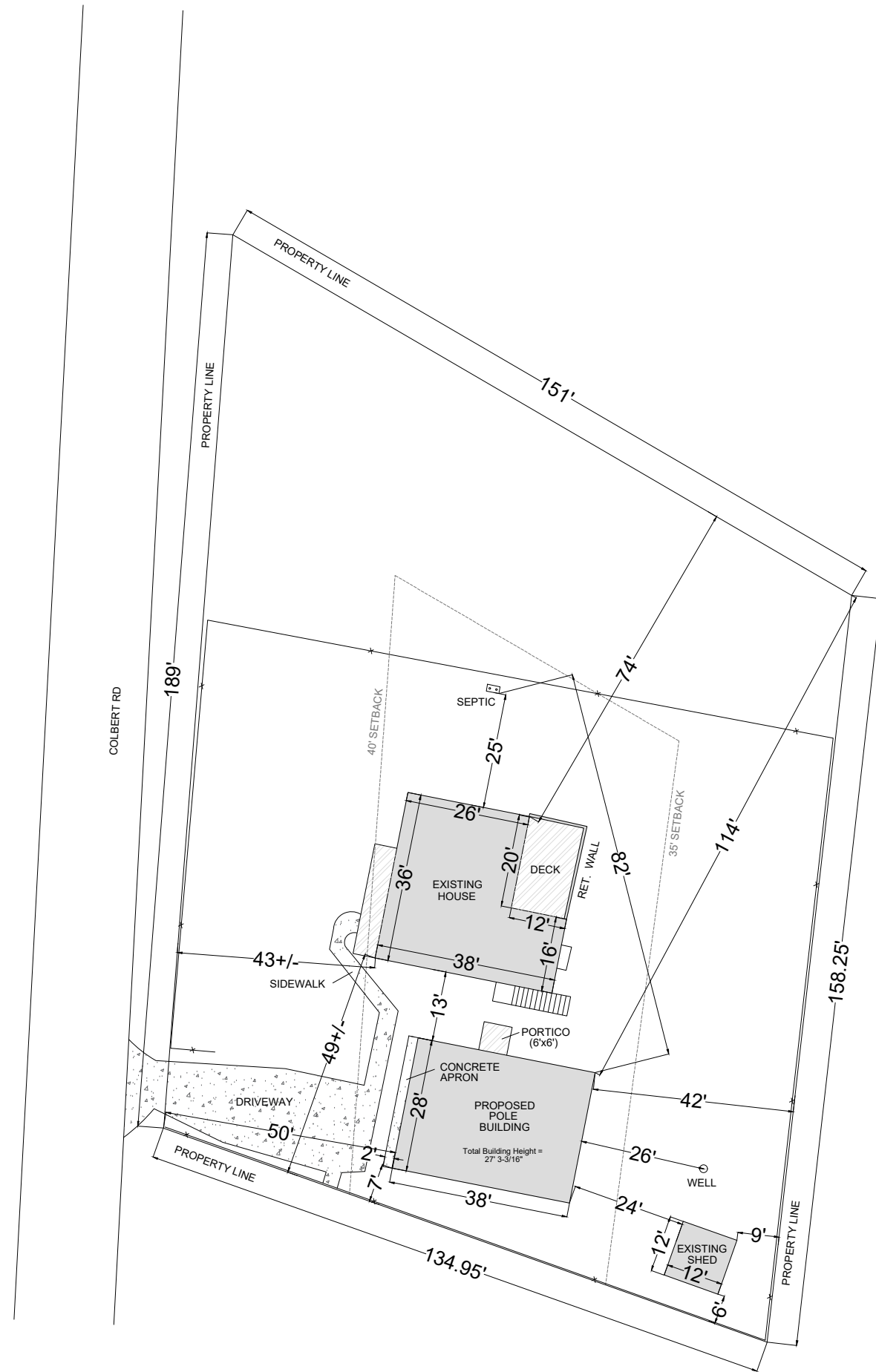
\*impervious before =4148

\*impervious after=5068

- If applicable, describe any habitat protection areas on the subject property including expanded buffers, steep slopes of 15% or greater, rare and endangered species, anadromous fish propagation waters, colonial waterbird nesting sites, historic waterfowl staging and concentration areas, riparian forests, natural heritage areas, and plant and wildlife habitats of local significance

\*no hills or 15% grade on property

\*NOTE: FOR THE SCALE TO BE CORRECT SHEET MUST BE PRINTED ON 11" x 17"\*



NOTES:

SITE PLAN

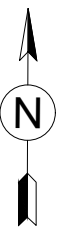
**ADDRESS:**  
1641 COLBERT RD  
ANNAPOLIS, MD 21409

PARCEL ID: 232564

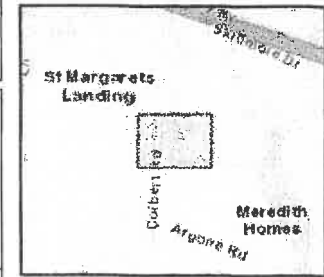
LOT AREA: 0.44 ACRES

PLOT SIZE: 11" X 17"

DRAWING SCALE: 1"=30'



# Topographic Map - lot outline is ref only NOT exact



## Legend

Foundation

Parcels



Structure

County Structure



Elevation

Topo 2020

— Index

Intermediate

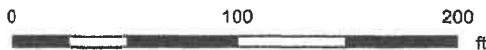


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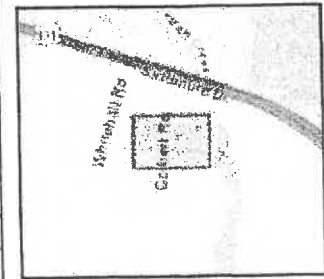


THIS MAP IS NOT TO BE  
USED FOR NAVIGATION



Notes 1" = 100' - lot outline is ref only NOT exact

# Topographic Map - lot outline is ref only NOT exact

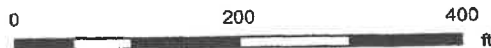


## Legend

- Foundation
- Parcels
- Structure
- County Structure
- Elevation
- Topo 2020
- Index
- Intermediate



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Notes 1" = 100' - lot outline is ref only NOT exact

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: 7/02/2024

Tax Map #	Parcel #	Block #	Lot #	Section
41	141	---	---	---

Tax ID: 30013732600

**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) 1641 Colbert Rd, Skidmore

Project location/Address 1641 Colbert Rd

City Annapolis Zip 21409

Local case number

Applicant: Last name Lager First name William

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:

28x38 pole barn
-----------------

Intra-Family Transfer  Yes  
 Grandfathered Lot

Growth Allocation  Yes  
 Buffer Exemption Area

**Project Type (check all that apply)**

Commercial   
 Consistency Report   
 Industrial   
 Institutional   
 Mixed Use   
 Other

Recreational   
 Redevelopment   
 Residential   
 Shore Erosion Control   
 Water-Dependent Facility

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

	Acres	Sq Ft
IDA Area	0	
LDA Area	.5	21780
RCA Area	0	
Total Area	.5	21780

Total Disturbed Area	Acres	Sq Ft
		1064

# 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		21780

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

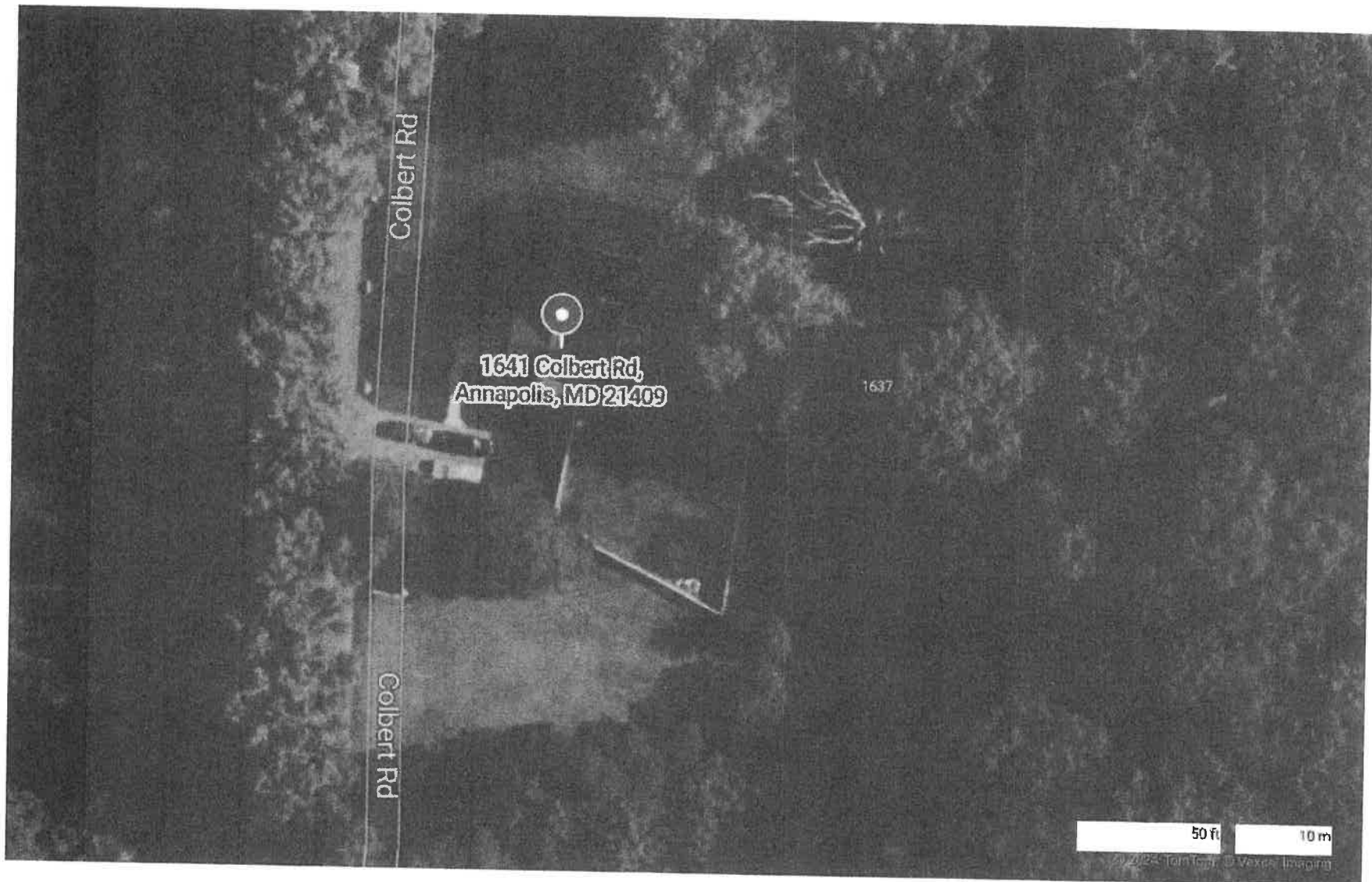
	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance			Buffer Forest Clearing		
Non-Buffer Disturbance			Mitigation		

Variance Type

Buffer   
 Forest Clearing   
 HPA Impact   
 Lot Coverage   
 Expanded Buffer   
 Nontidal Wetlands   
 Setback   
 Steep Slopes   
 Other

Structure

Acc. Structure Addition   
 Barn   
 Deck   
 Dwelling   
 Dwelling Addition   
 Garage   
 Gazebo   
 Patio   
 Pool   
 Shed   
 Other



Colbert Rd

1641 Colbert Rd,  
Annapolis, MD 21409

1637

Colbert Rd

50 ft 10 m

© 2024 TomTom © Vexcel Imaging





STEUART PITTMAN, COUNTY EXECUTIVE  
JESSICA LEYS, DIRECTOR  
RECREATION AND PARKS  
1 HARRY S. TRUMAN PKWY  
ANNAPOLIS, MD 21401  
AACOUNTY.ORG/REC/PARKS



## MEMORANDUM

TO: Sadé Medina, Zoning Division  
Office of Planning and Zoning

FROM: Pat Slayton  
Capital Projects Division

SUBJECT: Variance Case 2024-0127-V

DATE: July 16, 2024

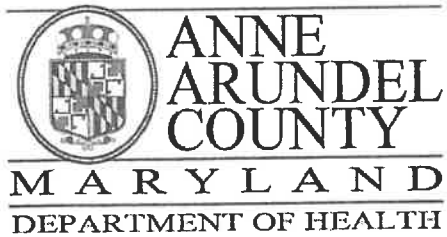
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The Department of Recreation and Parks has reviewed the above plans to determine if there may be impacts to the Anne Arundel County Green Infrastructure Network, parks, and trails. Please note our recommendations according to those findings below.

- This site is contiguous to an Anne Arundel County Green Infrastructure Network, a proposed preservation area considered in the Anne Arundel County Green Infrastructure Master Plan. The proposed development consistent with the spirit of the Green Infrastructure Master Plan.

The Department of Recreation and Parks has no further comments.

cc: File



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

A handwritten signature in black ink, appearing to be "BC", written over the printed name of Brian Chew.

DATE: July 12, 2024

RE: Shannon M. Wade  
1641 Colbert Road  
Annapolis, MD 21409

NUMBER: 2024-0127-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow an accessory structure (pole barn) with less setbacks than required.

The Health Department has reviewed the on-site sewage disposal and well water supply system for the above referenced property. The Health Department has determined that the proposed request does not adversely affect the on-site sewage disposal and well water supply systems. The Health Department has no objection to the above referenced request. The Health Department will need a variance request for the pole barn not meeting the minimum separation of 30' to the water well.

If you have further questions or comments, please contact Brian Chew at 410-222-7413.

cc: Sterling Seay