

**Letter of Explanation  
for  
Variance Request**

**Subject property:** 2008 Fraley Lane  
Pasadena, MD 21122

**Tax Account No.:** 03-000-90060818

**Owners:** Kristina Patterson  
Scott D. Patterson

**Agent for Owners:  
Applicant for Variance** MBAS Sheds  
Linda Bachman  
410-360-9717  
[bachmanshedbuilders@gmail.com](mailto:bachmanshedbuilders@gmail.com)

The purpose of this Variance is to obtain the approval to install a 12'x24' pre-fab shed in the front yard of our property. Per Article 18-2-204 (b) of the code, "an accessory structure may not be located in the front yard of a non-waterfront lot". Our lot is zoned RLD, wetlands, not waterfront. It is a 4.37 acre lot with a great majority of the lot being wetlands. The house is two-stories, 3,258 sq. ft., 25' high located approximately 504' from the front property line. (The front property is just about one acre.) The back property line is approximately 700' from the house. It is 55' from the east side property line and 130' from the west side. The shed would sit 20' away towards the east from the house and 20' forward of the house towards the front of the property right beside the driveway/parking pad as shown on the site plan. So, the shed will not sit in front of the house, it will sit off to the side. The shed will sit 12' high. It will be 20' from the east side property line, 210' from the west side, 460' from the front and 739.6 from the back. There will be a line of trees separating the shed from the neighbor's driveway on the east side. The neighbor's house on the west isn't even visible from our property, neither is Fraley Lane out front. We are forested heavily throughout the yard because of the wetlands and the buffer areas surrounding them. Our house is not visible from the front of the property and neither will the shed be.

The lot is so restricted from building that you will note on the site plan that the "septic reserve area" is in the same location as the house. It too has a "buffer" area around it. We've enclosed a copy of a mapping that was provided to us by the Zoning Dept. when we were going through the preparation for a shed permit application. It shows how limited the "buildable" property is. The RLD zoning requires a 20' setback on the side property line further shrinking the available space.

The shed location we've selected is an area not requiring the removal of several trees. Its convenient for our young boys to store their outdoor things, our gardening tools and equipment, and the storage of oils, fuels, etc. away from the house. It will be close to the garage and will sit alongside the parking pad giving us a clean access.

Granting this Variance request would be greatly appreciated by our family and is a logical solution in our situation. We understand the need for rules to be enforced in order to maintain cohesiveness in communities. But there are exceptions with unique circumstances such as this one as you know.

PLATTED 20' WEA

PLATTED SEPTIC AREA



PROPERTY LINE  
31' 0" E  
31' 0" W  
14' 0" E  
14' 0" W  
6' 0" E  
6' 0" W  
6' 0" E  
6' 0" W  
6' 0" E  
6' 0" W  
6' 0" E  
6' 0" W  
6' 0" E  
6' 0" W

PLATTED 8' 1

S49°21'43"W  
270.77'

S40°38'17"W  
150.44'

S36°33'19"E  
139.73'

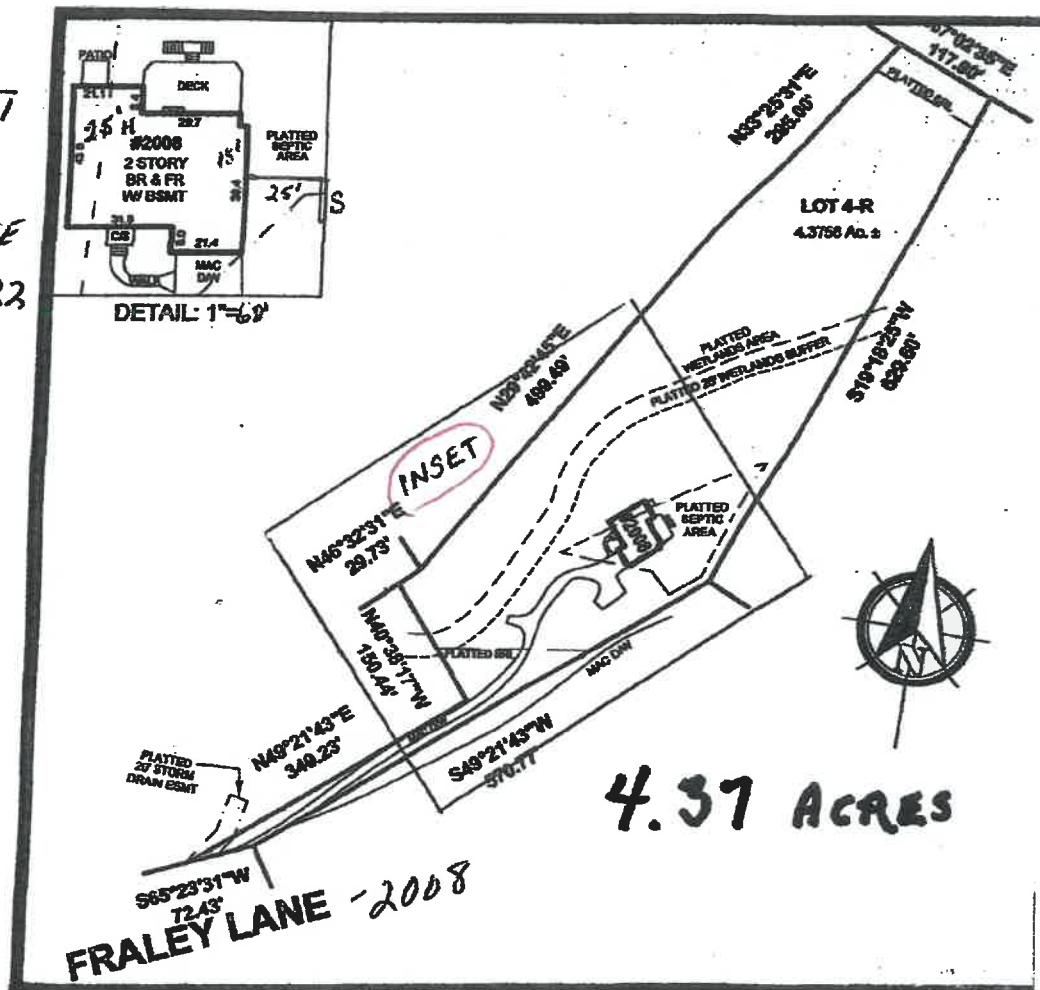
S31°43"E  
130.00'

1" = 60'

INSET

S78°47'46"  
150.00'

KRISTINA & SCOTT  
 PATTERSON  
 2008 FRALEY LANE  
 PASADENA, MD 21122  
 TAX# 03-000-90060818  
 MAP 0018/GRID 0009  
 PARCEL 0032/LOT 4R



**LOCATION DRAWING OF:**  
**#2008 FRALEY LANE**  
**LOT 4-R**  
 3rd ASSESSMENT DISTRICT  
**BAYSIDE THIRTY**  
 PLAT BOOK 160, PLAT 42  
 ANNE ARUNDEL COUNTY, MARYLAND  
 SCALE: 1"=150' DATE: 1-24-17  
 DRAWN BY: AP FILE #: 170353-607

**LEGEND:**  
 - FENCE  
 DE - DASHED ENTRANCE  
 RW - DAY WINDOW  
 BR - BRICK  
 SRL - BLDG RESTRICTION LINE  
 BSMT - BASEMENT  
 CG - CONCRETE STOOP  
 CONC - CONCRETE  
 DRN - DRAINAGE  
 FR - FRAMING  
 MAC - MACADAM  
 OH - OVERHEAD  
 PUE - PUBLIC UTILITY ESMT.

**COLOR KEY:**  
 (RED) - RECORD EROSION  
 (BLUE) - IMPROVEMENTS  
 (GREEN) - EASMENTS & RESTRICTION LINES

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**SURVEYOR'S CERTIFICATE**

I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED HEREIN AND IT IS IN COMPLIANCE WITH THE REGULATIONS SET FORTH IN REGULATION 12 CHAPTER 03.13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCES, BUILDING, OR OTHER IMPROVEMENTS. THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTEMPLATED TRANSACTION, FINANCING OR REFINANCING. THE LEVEL OF ACCURACY FOR THIS DRAWING IS 1". NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THIS COMPANY. SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS OF RECORD. BUILDING RESTRICTION LINES AND EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY. IMPROVEMENTS WHICH BY THE SURVEYOR'S OPINION APPEAR TO BE IN A STATE OF DISREPAIR OR MAY BE CONSIDERED "TEMPORARY" MAY NOT BE SHOWN. IF IT APPEARS ENCROACHMENTS MAY EXIST, A BOUNDARY SURVEY IS RECOMMENDED.

**DULEY & ASSOC**  
 WILL GIVE YOU A 100%  
 FULL CREDIT TOWARD  
 UPGRADING THIS  
 SURVEY TO A  
 "BOUNDARY STATE"  
 SURVEY FOR ONE  
 YEAR FROM THE DATE  
 OF THIS SURVEY.



Linda Bachman <bachmanshedbuilders@gmail.com>

**2008 Fraley**

1 message

**Joan Jenkins** <pzjenk00@aacounty.org>  
To: Linda Bachman <bachmanshedbuilders@gmail.com>

Tue, Jun 25, 2024 at 4:07

Hi Linda,

The property that you asked about is zoned RLD and is within the non-critical wetland s 25' buffer. I put that layer on the mapping system and also the critical area. The property is not in the critical area. I don't know what you would do for a permit but I would think that you don't need any kind of critical area report for a property outside the critical area. We would not require it for a variance.



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**Joan A. Jenkins**  
Office of Planning and Zoning  
Planner II, Zoning Administration Section  
(410) 222-7437

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[www.aacounty.org](http://www.aacounty.org)

✔ THIS REVIEW HAS BEEN COMPLETED (not necessarily approved); CLICK THE BLACK ARROW FOLLOWED BY THE PLUS SIGN TO VERIFY THE STATUS AND COMMENTS OF EACH REVIEW

- ✔ ▶ Intake Review
  - Distribution
- ✔ ▼ Zoning Review

PERMIT - B02428933

Due on **08/08/2024**, assigned to **JENNIFER SULLIVAN**  
 Marked as **Revision Needed** on **08/12/2024** by **JENNIFER SULLIVAN**



**Comment:**

In accordance with Article 18-2-204(b), an accessory structure may not be located in the front yard of a non-waterfront lot. Revise the site plan to meet this requirement. If this is not possible, a variance to the setback requirements is required. Contact the Office of Planning and Zoning at (410) 222-7437 for additional information concerning the variance process or use the link here: <https://www.aacounty.org/planning-and-zoning/support>

Additional Information:

Reviewer Name JENNIFER SULLIVAN  
Reviewer Email ipsull20@aacounty.org  
Reviewer Phone Number 410-222-7499

*Wetlands LM 8/15*

- ✔ ▼ Environmental Review

Due on **08/08/2024**, assigned to **JENNIFER SULLIVAN**  
Marked as **Approved** on **08/12/2024** by **JENNIFER SULLIVAN**

- Grading Review
- Fire Review
- Plan Review
- Engineering Review
- SWAMP Review
- Allocation Review

*504'*

- ✔ ▼ Septic Review

Due on **08/08/2024**, assigned to **Wayne Zimmerli**  
Marked as **Approved** on **08/07/2024** by **Wayne Zimmerli**

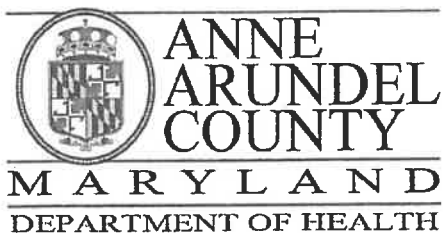
- ✔ ▼ Well Review

Due on **08/08/2024**, assigned to **Wayne Zimmerli**  
Marked as **Approved** on **08/07/2024** by **Wayne Zimmerli**

Additional Information:

Reviewer Name Wayne Zimmerli  
Reviewer Phone Number 410-222-4098  
Reviewer Email hdzimm00@aacounty.org

- Food Review
- Pool Review
- SHA Review
- ▶ Manager Review
- Issuance




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: September 13, 2024

RE: Kristina Patterson  
2008 Fraley Lane  
Pasadena, MD 21122

NUMBER: 2024-0170-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow an accessory structure (shed) in the front yard of a nonwaterfront lot and 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.

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

cc: Sterling Seay