

**FINDINGS AND RECOMMENDATION
OFFICE OF PLANNING AND ZONING
ANNE ARUNDEL COUNTY, MARYLAND**


APPLICANTS: Kristina & Scott Patterson

ASSESSMENT DISTRICT: 3rd

CASE NUMBER: 2024-0170-V

COUNCILMANIC DISTRICT: 3rd

HEARING DATE: November 21, 2024

PREPARED BY: Donnie Dyott Jr. 
Planner

REQUEST

The applicant is requesting a variance to allow an accessory structure (shed) in the front yard of a non-waterfront lot with less setbacks than required on property located at 2008 Fraley Lane in Pasadena.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of approximately 4.37 acres of land and is zoned as RLD - Residential Low Density District. The property is identified as Lot 4R of Parcel 32 in Block 9 on Tax Map 18 in the Bayside Thirty subdivision. This property is located outside of the Chesapeake Bay Critical Area and is improved with a single family detached dwelling and associated facilities.

APPLICANT'S PROPOSAL

The applicant seeks to construct a 12' high shed measuring 12' X 24' on the east side of the property, southeast of the existing dwelling.

REQUESTED VARIANCES

§ 18-2-204 (b) of the Anne Arundel County Zoning Code states that an accessory structure may not be located in the front yard of a non-waterfront lot. The shed as proposed is in the front yard, necessitating a variance to this provision.

The applicants' letter of explanation and site plan indicate that the shed will be located 20' from the side lot line which meets the side lot line setback requirement and thus, no setback variance is required.

FINDINGS

The subject property is of adequate size and width for a lot in the RLD District. The State tax records indicate the dwelling was constructed in 1999.

The applicants argue that the buildable area to locate a shed is restricted by the septic area and presence of wetlands and their associated buffer. It is argued that the proposed location does not require the removal of any trees and provides convenient access from the driveway and garage attached to the dwelling. The applicants also contend that the shed will not be visible as there is a line of trees separating the shed from the neighbors driveway and it is not visible from the front lot line due to the heavily forested nature of the lot.

This Office received two letters in opposition to the variance request from property owners at 2009 & 2011 Fraley Lane. The letters cited concerns that the site plan provided did not adequately show all of the existing improvements on the site, including an expanded circular driveway and a pond. The letters also contended that the shed could be placed in the rear yard without the need for a variance.

The **Health Department** commented they have no objection to the request as the proposal does not adversely affect the on-site sewage disposal and well water supply systems.

While the applicants contend that areas to build a shed are limited by factors such as the septic area and wetlands and their associated buffers, there appears to be contradicting information related to the wetlands on the materials provided by the applicants. The site plan shows platted wetlands and a platted wetland buffer that encompasses much less of the lot than a Geocortex map from the Zoning Division with the wetlands buffer shown. If the digital wetlands layer is correct then the property is more heavily encumbered and a unique physical condition likely exists to support variance relief. If the supplied site plan's wetlands lines are accurate then there appears to be adequate room to locate a shed that would not require variance relief. The applicants have not mentioned if the wetlands have been professionally delineated and have not provided justification on which wetland mapping is correct. Adding further questions to the accuracy of the site plan are the opposition letters that state that the improvements are not correctly shown. The County aerial photograph does appear to show the referenced driveway expansion which is not shown on the site plan. As such, this Office does not have enough information to determine if the property provides a suitable location for placement of shed within the confines of the Code and cannot determine if a unique physical condition exists on the site.

§ 18-16-301 (c) states that the burden of proof is on the applicant regarding the production of evidence on all questions of fact. At this time it is the opinion of this Office that the applicants have not met this requirement and as such cannot support the variance request and cannot consider it to be the minimum necessary.

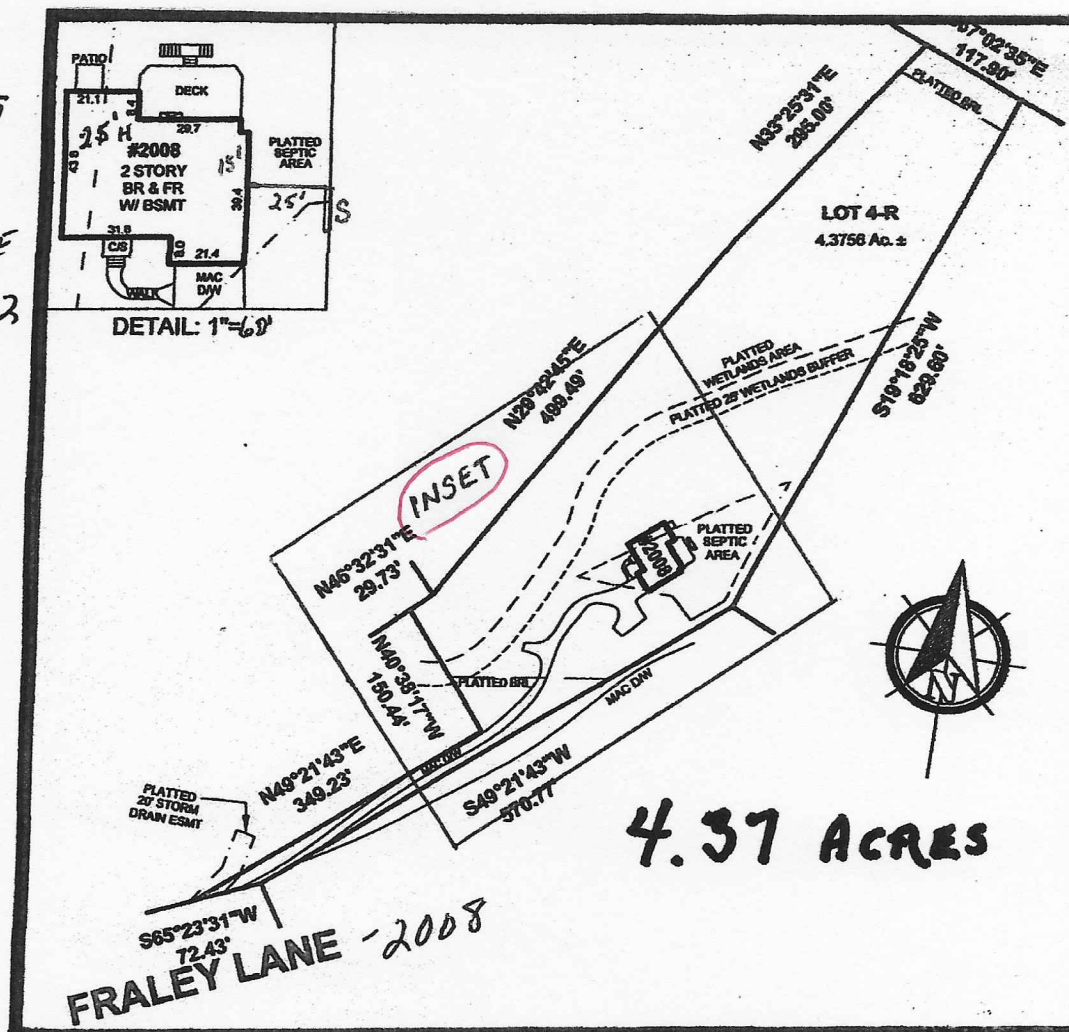
As the need for the variance has not been established, this Office cannot find at this time that the variance would not alter the essential character of the neighborhood, impair the use or development of adjacent properties or be detrimental to the public welfare.

RECOMMENDATION

Based upon the standards set forth in § 18-16-305 under which a variance may be granted, this Office recommends ***denial*** of the zoning variance to allow the construction of the shed as shown on the site plan.

DISCLAIMER: This recommendation does not constitute a building permit. In order for the applicant(s) to construct the structure(s) as proposed, the applicant(s) shall apply for and obtain the necessary building permits and obtain any other approvals required to perform the work described herein. This includes but is not limited to verifying the legal status of the lot, resolving adequacy of public facilities, and demonstrating compliance with environmental site design criteria.

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:

- F- FENCE
- BE - BASEMENT ENTRANCE
- BW - BAY WINDOW
- BR - BRICK
- BRL - BLDG. RESTRICTION LINE
- BSMT - BASEMENT
- CS - CONCRETE STOOP
- CONC - CONCRETE
- DW - DRIVEWAY
- FR - FRAME
- MAC - MACADAM
- OH - OVERHANG
- PUE - PUBLIC UTILITY ESMT.

COLOR KEY:

- (RED) - RECORD INFORMATION
- (BLUE) - IMPROVEMENTS
- (GREEN) - ESMTS & RESTRICTION LINES

A Land Surveying Company

DULEY
 and
 Associates, Inc.

Serving D.C. and MD.

14604 Elm Street, Upper Marlboro, MD 20772

Phone: 301-888-1111

Email: orders@duley.biz

Fax: 301-888-1114

On the web: www.duley.biz



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 REQUIREMENTS SET FORTH IN REGULATION 12 CHAPTER 08.13.08 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 COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTEMPLATED TRANSFER, 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 IN 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 TOWARDS
 UPGRADING THIS
 SURVEY TO A
 "BOUNDARY/STATE"
 SURVEY FOR ONE
 YEAR FROM THE DATE
 OF THIS SURVEY.

PLATTED
SEPTIC
AREA



PROPERTY LINE
DISTANCE TO PROPERTY LINE 19.37
19.37

PROPERTY LINE
PROPERTY LINE
PROPERTY LINE

S49°21'43"W
570.77'

PLATTED BR

N40°38'17"W
150.44'

N46°32'15"E
146.99'

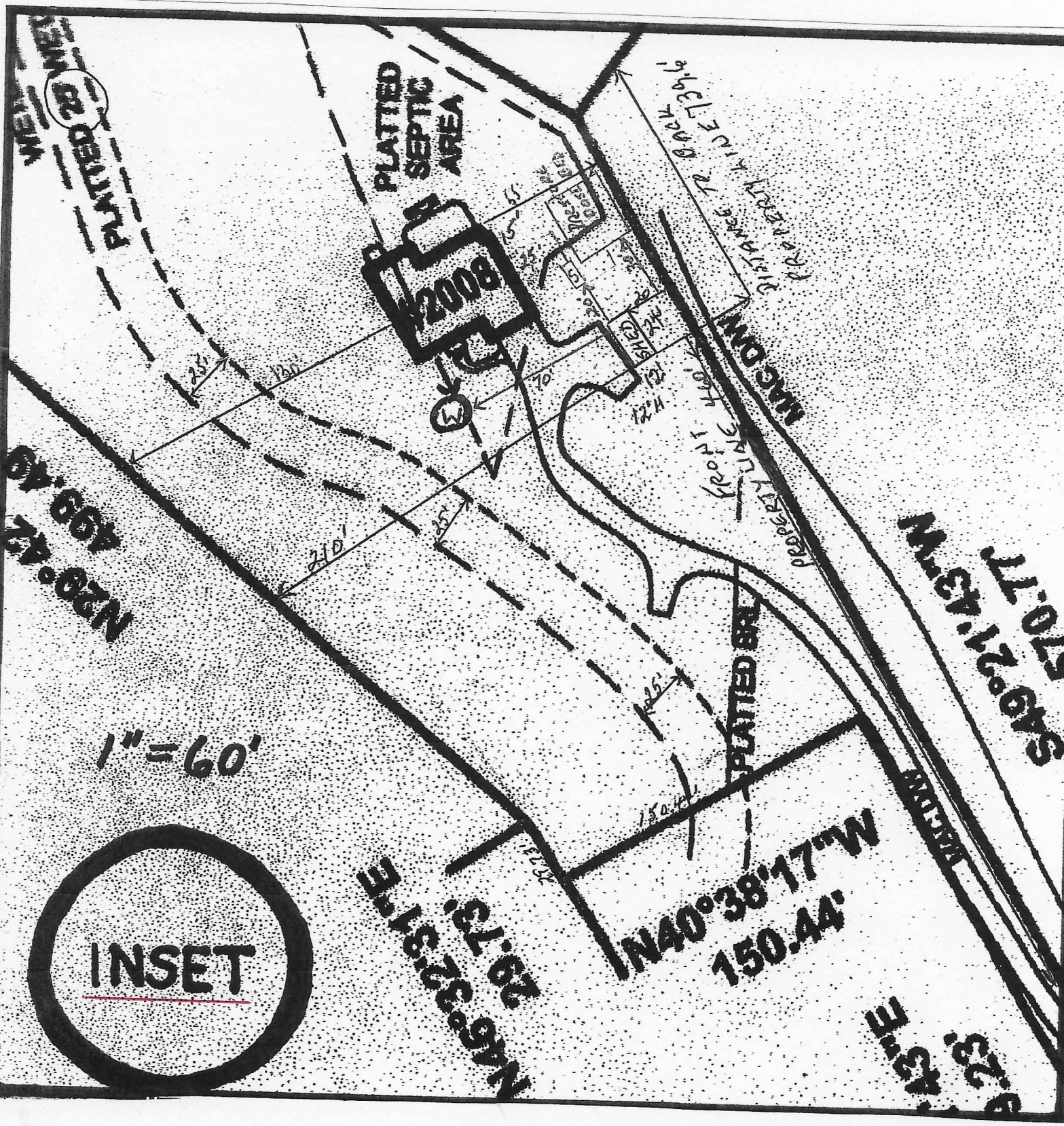
1" = 60'

INSET

PLATTED TO WEA

N70°42'40"

N43°13'37"



**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

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.

03/29/17 08:49 AM C 0001 R 0003
Val #: 0003-192712 \$4,186.00
Deed - Recordation Tax
Instrument Type: Deed

Home First Title Group, LLC
File No. HF-17-0051
Tax ID # 03 90060818

LR - Deed (w Taxes)
Recording only ST20.00
Name: patterson
Ref:
LR - Deed (with Taxes)
Surcharge 40.00
LR - Deed State
Transfer Tax 2,990.00
LR - NR Tax - 1kd 0.00

This Deed, made this 24th day of March, 2017, by and between **Paul R. Saviano and**

Carla O. Saviano, GRANTORS, and **Kristina Patterson and Scott D. Patterson**, GRANTEES.

SubTotal: 3,050.00
Total: 3,110.00
03/29/2017 10:12
CC02-GC
#B051679 CC0501 - Anne
Arundel
County/CC05.01.08 -
Fee: 400/100

Witnesseth -

That in consideration of the sum of Five Hundred Ninety-Eight Thousand and 00/100 Dollars (\$598,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantees, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple, all that lot of ground situate in the County of Anne Arundel, State of Maryland and described as follows, that is to say:

Being known and designated as Lot Number 4R, as shown on the plat entitled "Family Conveyance and Amended Plat of Lot 4, BAYSIDE THIRTY", which plat is recorded among the Plat Records of Anne Arundel County, Maryland in Plat Book 160, page 42. Formerly known as Lot Number Four (4) as shown on a Plat is resubdivision of Lot 3, BAYSIDE BEACH, which said plat is recorded among the Land Records of Anne Arundel County in Plat Book 112, folio 9.

The improvements thereon being known as 2008 Fraley Lane Road Pasadena MD 21122

Tax ID# 03-000-90060818

Being the same fee simple property which by Deed dated August 23, 2004 and recorded September 10, 2004 among the Land Records of Anne Arundel County, Maryland in Liber 15330 Folio 168 was granted and conveyed by and between Raymond E. McCoy and Kelley S. McCoy unto Paul R. Saviano and Carla O. Saviano.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Kristina Patterson and Scott D. Patterson, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple.

And the Grantors hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant Specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

ACCT. 3000-9006-0818
ALL LIENS ARE PAID AS
OF 3/29/17 A.A. COUNTY
BY: SDP

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) RPD 30776, p. 0070, MSA_CE59_31218. Date available 04/03/2017. Printed 08/25/2024.

03/29/17 08:49 AM C 0001 R 0003
Val #: 0003-192713 \$5,990.00
County Transfer Tax

Kristina Patterson
2008 Fraley Lane
Pasadena, MD 21122

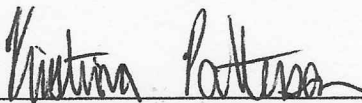
Anne Arundel County Permit Application Center
2664 Riva Road
Annapolis, Md 21401

Ref: Shed Permit *B02428933*
Tax Account *03-000-90060818*

To whom it may concern:

This letter is my authorization designating MBAS Sheds/Linda Bachman as the Applicant for my shed permit. She has my permission to discuss, sign, and submit any updates that may be required.

Thank you,



email: bachmanshedbuilders@gmail.com
phone: 410-360-9717

Brenda Fraley Garver
2011 Fraley Lane
Pasadena, Maryland 21122
410-360-2228
permitservicesinc00@gmail.com

November 3, 2024

Anne Arundel County
Office of Planning and Zoning
2664 Riva Road, 3rd Floor
Annapolis, Maryland 21401

Re: Variance 2024-0170-V
Patterson
2008 Fraley Lane
Pasadena, Md 21122

To: Office of Planning and Zoning

Thank you for the opportunity to present an opinion on 2008 Fraley Lane for a Variance to allow a 12' x 24' accessory structure in the front yard. I am the adjacent neighbor and built my house in 1994 before any other houses were built in the Bayside Thirty Subdivision. The lots were then all heavily wooded. Since I have a business that provides permitting services for residential properties, I had the opportunity to expedite all of the permits for the houses on Fraley Lane and purposely situated the locations of the houses so they would be surrounded by woods. Due to storms the neighborhood has lost several trees, and presently I have a very minimum woodland buffer between by house and 2008 Fraley Lane.

As a matter of record, I want to state that I am not opposed to allowing an accessory structure on their 4.37 acres, however, I am opposed to the size and where it is being proposed according to their variance for the reasons stated below.

For explanation, I have also included a plat of the properties to show that I am on a flag parcel that currently faces the rear of their SFD. I am providing a point-by-point exhibit to support my opinion.

Exhibit 1 – Plat of their property showing room in the rear property for a Modest size shed.

Exhibit 2– Variance sign is located on 2000 Fraley Lane and not visible to the neighbors and are not located on their property.

Exhibit 3 – The Site submitted does not depict the latest improvements, i.e., circular driveway, pond, etc.

Exhibit 4 – The proposed shed will be located within the site line of my front yard.

Exhibit 5 – Photograph of 12 x 24 accessory shed which could be construed as a one car garage.

Exhibit 6 – Photograph from my front porch to their back yard.

Exhibit 7- Plat showing wetlands also location of variance sign was posted on Lot 9.

Exhibit – 8- Subdivision plat of 2009/2011 Fraley Lane showing the location of the shed as it pertains to my driveway and property per my understating from the site plan that was submitted for this variance.

To my understanding of the code a variance may not be granted unless it is found that.

- (1) The variance is the minimum variance necessary to afford relief; In my opinion there is other alternate option areas such as the rear property. I personally have a 12 x 16 shed in the rear side of my home that houses a riding lawnmower, two push mowers, bicycles and all the patio furniture with room to spare.
- (2) The granting of the variance will not:
 - (i) Alter the essential character of the neighborhood –
This will affect the essential character as there are no other lots with an accessory structure in their front yard on Fraley

Lane or Cook Farm Road. The structure is extremely large and does not fit into a rural setting.

(ii) Substantially impair the appropriate use or development of adjacent property.

The proposed structure will be located in the front yard of 2009 and 2011 Fraley Lane. This structure will affect their side front yard, not in front of their home.

(iii) Reduce Forest cover in the limited development and resource conservation areas of the critical area.

However, regarding the proposed structure, it will be in the area where the trees are scarce as some have fallen through the years becoming more visible.

(iv) and (v) Does not apply.

Regards,

Brenda Fraley Garver

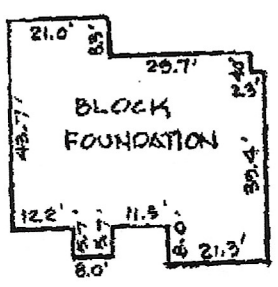
Brenda Fraley Garver

Attachments

BUILDING LOCATION SURVEY

LOT 4-R BLOCK — BAYSIDE THIRTY

ANNE ARUNDEL COUNTY, MARYLAND



INSET
SCALE: 1" = 40'

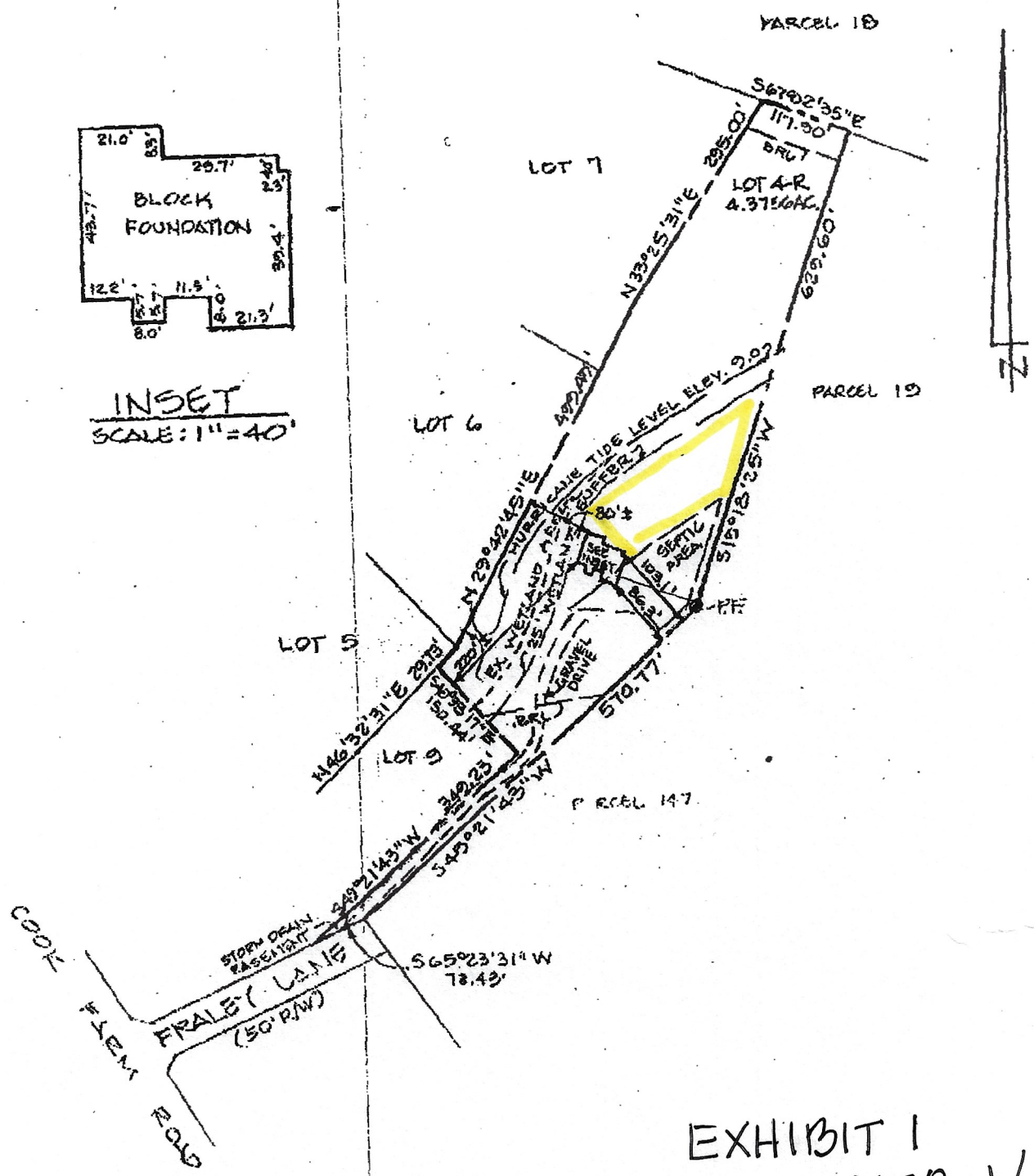


EXHIBIT I
2024-0170-V

SURVEYOR'S CERTIFICATE

I hereby certify that the survey shown hereon is correct; that the property is as delineated on a plat recorded among the Land Records of Anne Arundel County, Maryland in Plat Book 160, F. 42, Plat # 8366.



NOTICE
ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 01/10/2024 BY 60322 UCBAW/STP/STP
EXEMPT FROM AUTOMATIC DOWNGRADING AND
DECLASSIFICATION UNDER E.O. 13526, SECTION 1.4
AUTHORITY: 52 CFR 1.101-11.6
REASON: 25X(1)
APPROVED FOR PUBLIC RELEASE BY NSA/CSS
DATE 01/10/2024 BY 60322 UCBAW/STP/STP

EXHIBIT 2
2024 0170-V



EXHIBIT 3

2024-0170-V

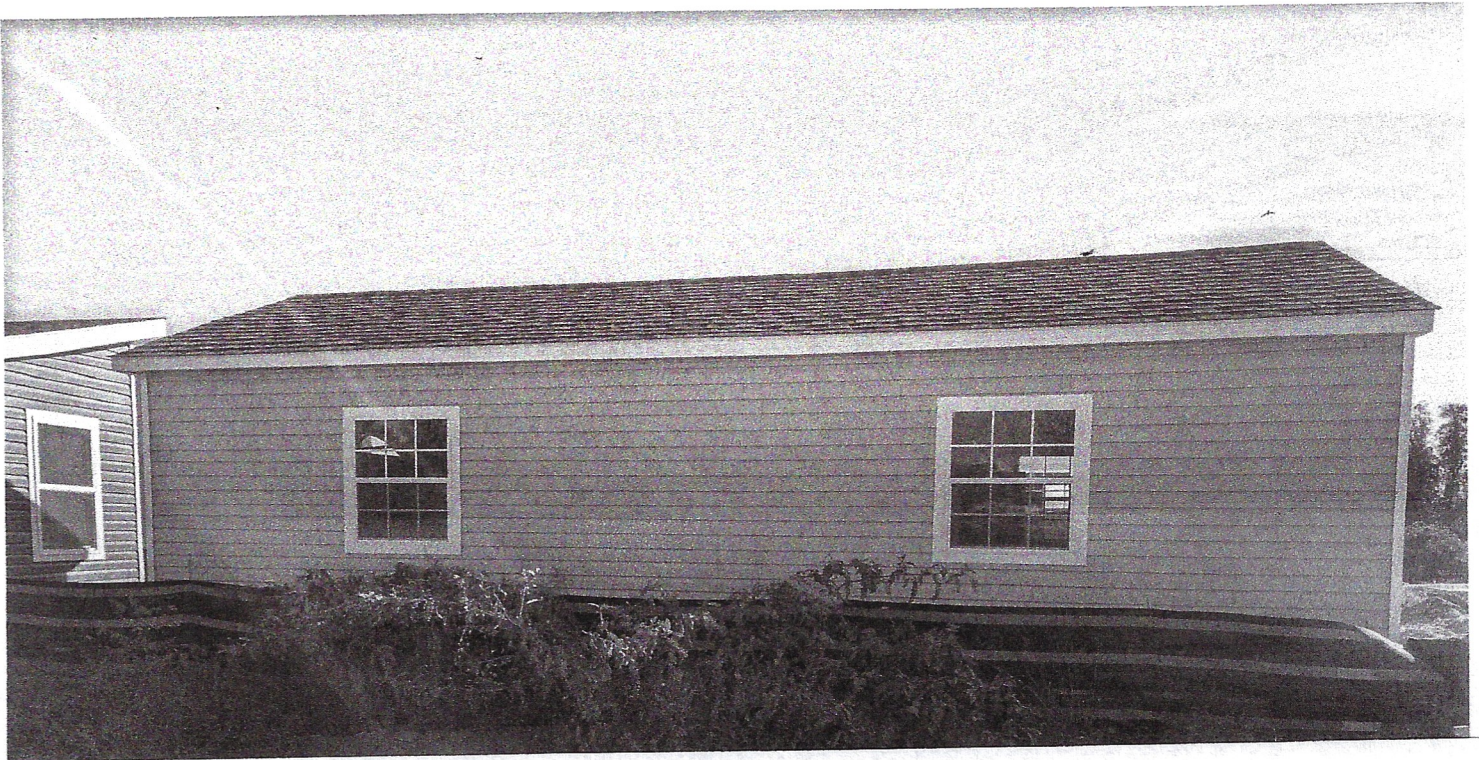
2008

Road

Slab



EXHIBIT 4
2024-0170-V



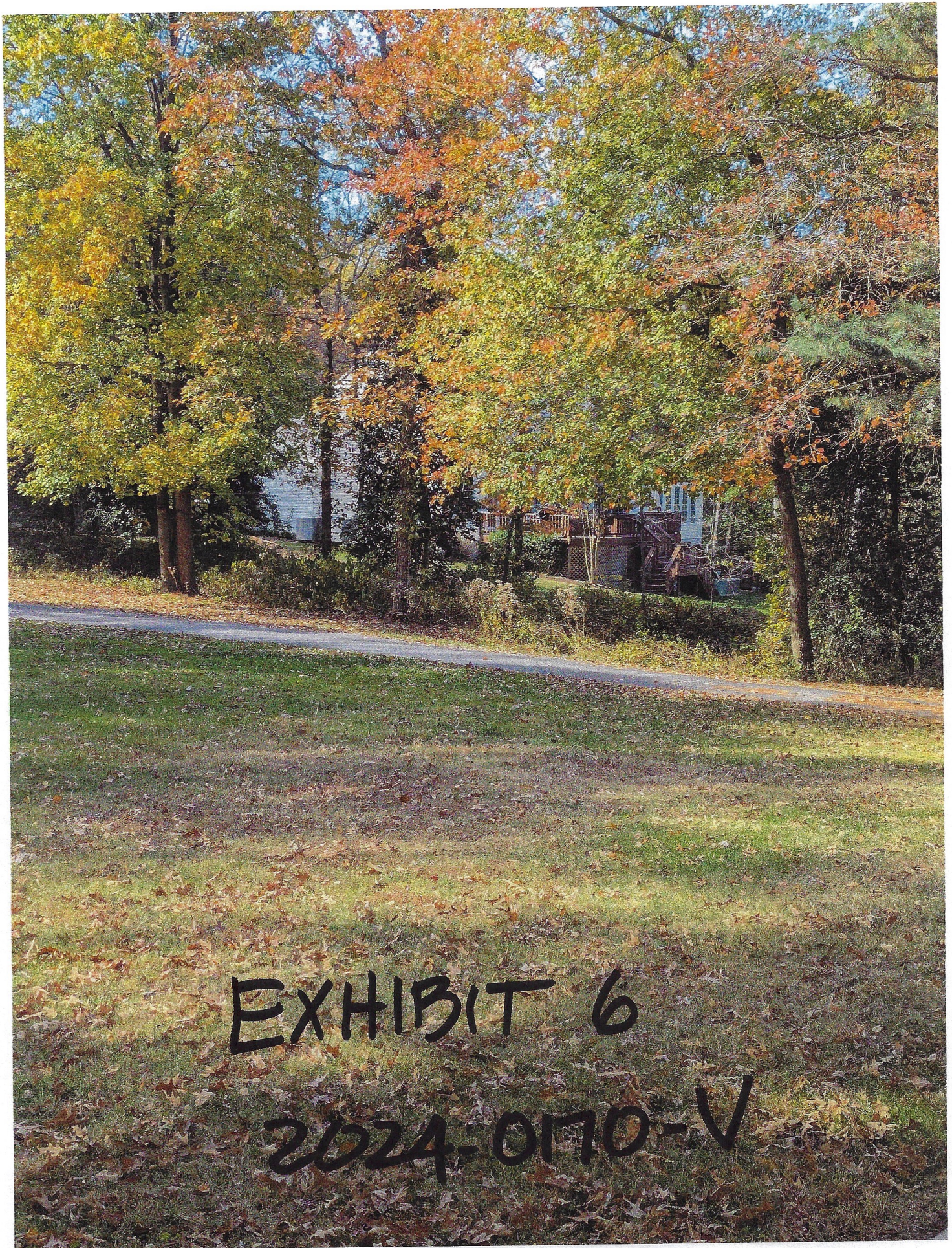


EXHIBIT 6

2024-0170-V

NOTICE TO TITLE EXAMINERS

- 1. This plat has been approved for recording only and shall become null and void unless:
(1) an inspection agreement or a public works agreement has been executed and recorded within two years after this plat is approved; and
(2) if required, a utility agreement has been executed and recorded within two years after this plat is approved; and
(3) construction under each of these agreements has been continuous without interruption for more than one year at all times.
2. A sale or contract of sale of any lots shown herein may not be made until necessary improvements have been:
(1) A. Satisfactorily completed under inspection agreement and the subdivision has provided the county with a waiver of the liens from all contractors and subcontractors; or
B. Satisfactorily guaranteed by a public works agreement, supported by a surety bond, certified check, cash or irrevocable letter of credit from a local bank or other security as authorized by law; and
(2) If required, satisfactorily guaranteed by a utility agreement, supported by a surety bond, certified check, cash, or irrevocable letter of credit from a local bank or other security as authorized by law.
3. A building permit other than a sample permit may not be issued any construction in this development until the requirements of paragraph 2, above have been complied with.
4. Certificates of use and occupancy may not be issued for any building or structure in the subdivision unless improvements required under a utilities agreement have been completed and basic improvements required under a public works agreement by article 25, 3-101 of the Anne Arundel County code have been completed.

GENERAL NOTES

- 1. All utilities including gas and electric and communication shall be installed underground in accordance with the Public Service Commission statewide rule of June 14, 1968.
2. The requirements of paragraphs 59 to 62 of article 17 of the annotated code of Maryland 1957 edition (title: claims of court) as far as they relate to the making of this plat and the setting of markers have been complied with.
3. Conspicuous monuments are shown upon the projection of the plat.
4. Minimum building setbacks are to be in accordance with the Anne Arundel County code.
5. A temporary construction easement is reserved on all lots shown hereon between the Right-of-way line and the building restriction line for the proposed construction of the roads shown hereon. Only that work necessary for the performance of the easement shall be done and the easement shall cease to exist upon the completion of these roads and the release of any maintenance bond held by A. Co., MD.
6. In compliance with the Public Service Commission of MD order #60316 dated June 20, 1973, we do hereby grant and convey unto the Chesapeake and Potomac Telephone Company of Maryland a body corporate here after called Chesapeake and Potomac Telephone Company and their assigns and assigns and assigns, right-of-way easement to construct, install, maintain, operate and use overhead telecommunication, electric, gas system, pipe, manhole, cables, wires and fixtures under and over the property as described as follows: A strip(s) of land (ten) feet wide and parallel contiguous and adjacent to the property lines of the lots recorded to the full extent together with the right of ingress and egress to and from the property line for the use and proper operation and maintenance of the aforesaid system.
7. The previously approved plat, plat book 112, page 13 in agreement with C&P Telephone Company dated April 28, 1987 and recorded among the Land Records of Anne Arundel Co. in Liber RES 4331, folio 829. This plan has been approved by the Public Service Commission of Maryland and recorded among the Land Records of Anne Arundel County in Liber EAC 4113, folio 221.

OWNER'S DEDICATION

I, WILLIAM F. PATTERSON, OWNER OF THE PROPERTY SHOWN HEREON ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTIONS, LINES, AND DEDICATE THE STREETS, ALLEYS, WALKWAYS, AND OTHER EASEMENTS, WIDENING STRIPS, AND FLOODPLAINS, TO PUBLIC USE, SUCH LANDS TO BE DEEDED TO ANNE ARUNDEL COUNTY OR TO THE STATE HIGHWAY ADMINISTRATION, AS MAY BE APPROPRIATE, ON REQUEST. THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUST, EASEMENTS, OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION. (SEE NOTE ** BELOW FOR CONTINUATION)

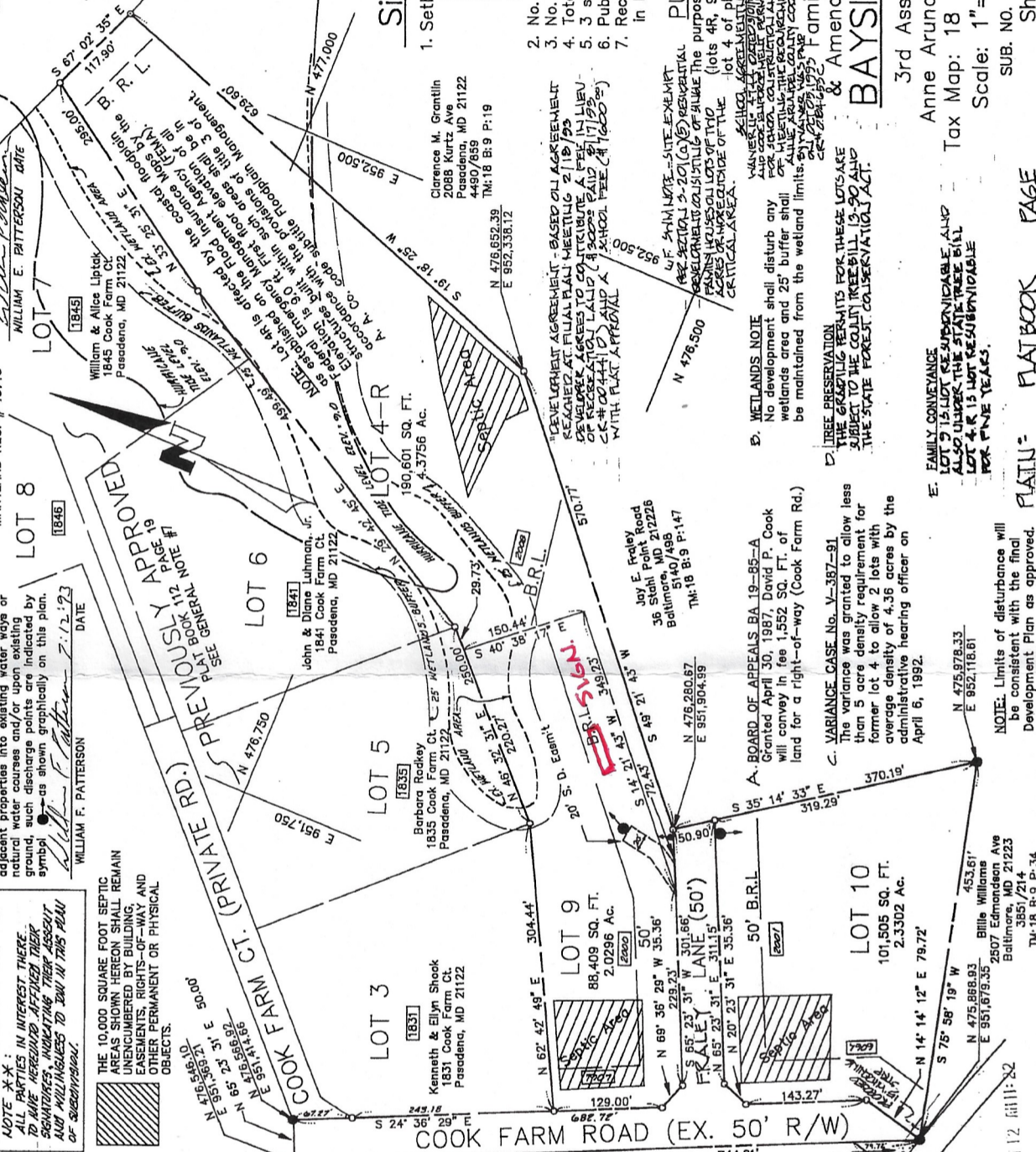
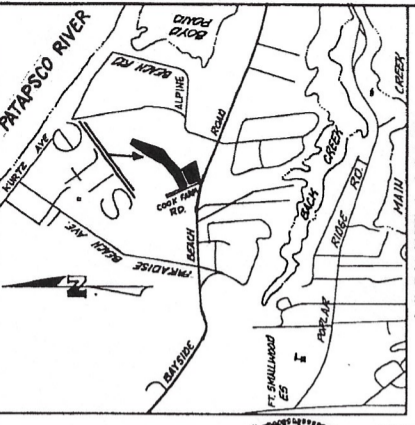
RIGHT TO DISCHARGE

I, the undersigned owner, grant and convey to the abutting property owners and to Anne Arundel County the perpetual right to discharge the flow of storm water from such necessary drainage facilities and appurtenances to adequately drain the natural watershed and adjacent properties into existing water ways or natural water courses and upon the plat by symbol as shown graphically on this plan.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY AND BETWEEN WILLIAM F. PATTERSON AND SIDNEY MAHDS, PARTY OF THE FIRST PART, GRANTORS, TO WILLIAM F. PATTERSON, PARTY OF THE SECOND PART, GRANTEE, AS SHOWN ON THE PLAT IS RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY BY DEED DATED JUNE 7, 1984, IN LIBER 3743 FOLIO 21. I FURTHER CERTIFY THAT IRON PIPES MARKED WITH "X" AND CONCRETE MONUMENTS MARKED WITH "M" WILL BE SET IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF ANNE ARUNDEL COUNTY, MARYLAND. THE REQUIREMENTS AND SECTION 20.06, THE REAL PROPERTY ARTICLE, ANNE ARUNDEL COUNTY CODE, AS THEY APPEAR IN VOLUME 17 AS SUPPLEMENTED AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

VICINITY MAP



Site Analysis

- 1. Setback requirements
EXISTING ZONING: RLD
PROPOSED ZONING: RLD
FRONT: 50 ft.; SIDE STR.: 40 ft.
SIDE: 20 ft.; COMB.: 50 ft.
REAR: 40 ft.
2. No. of lots allowed=3
3. No. of lots shown=3
4. Total Area = 9.13 Ac.
5. 3 single family dwellings=8,735 Ac.
6. Public right-of-way = 0.395 Ac.
7. Recreation Fee to be paid in lieu of providing land

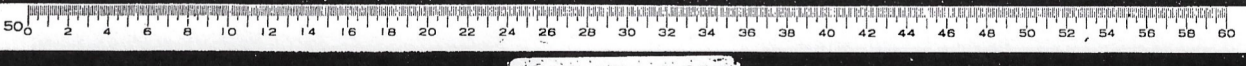
PURPOSE NOTE

THE PURPOSE OF THIS PLAT IS TO CREATE 3 LOTS FROM THE UNDIVIDED LOT 4 OF PLAT BOOK 112, PAGE 19. THE UNDIVIDED LOT 4 OF PLAT BOOK 112, PAGE 19, IS A 9.13 AC. LOT WITH A 50' FRONT SETBACK AND A 40' SIDE SETBACK. THE UNDIVIDED LOT 4 OF PLAT BOOK 112, PAGE 19, IS A 9.13 AC. LOT WITH A 50' FRONT SETBACK AND A 40' SIDE SETBACK.

BAYSIDE THIRTY

3rd Assessment District
Anne Arundel County, Maryland
Tax Map: 18 Block: 9 Parcel: 32
Scale: 1"=100' June 1992
SUB. NO. 84-065 PROJECT NO. 89-194-1
Sheet 1 of 1

2024-070-V EXHIBIT 7



Handwritten mark

PARCEL 18
HILDA D. BAUTISTA
TAX ACCT. NO. 03-000-12076400
L 9264 / F 236
ZONING: RLD
T.M. 18, BLOCK 3
2098 Kurtz Avenue
Pasadena, Maryland 21122

E 1,485,500
N 538,000

FOREST CONSERVATION
PROPERTY, LOT 1 = 2.55 AC.

FLOODPLAIN LINE
(EL. 8')
ZONING LINE

LOT 4R
RAYMOND E. & KELLEY S. McCOY
TAX ACCT. NO. 03-000-90060818
L 9286 / F 131
ZONING: RLD
T.M. 18, BLOCK 9
2008 Fraley Lane
Pasadena, Maryland 21122

PARCEL 19

LOT 1
181,326 S.F.
(4.16 Ac. ±)
2011

LOT 2
87,586 S.F.
(2.01 Ac. ±)
2009

SEPTIC AREA:
THE 10,000 SQUARE
SHALL REMAIN U
BUILDINGS, EASEME
AND OTHER PERMA
OBJECTS.

FOREST CONSERVATION
PROPERTY, LOT 2 = 0.45 AC.

PARCEL 33
MELVIN C., JR. & DARLENE L. ROLLAND
TAX ACCT. NO. 03-000-1208-2000
L 9508 / F 417
ZONING: RLD
T.M. 18, BLOCK 10
7708 Alpine Beach Road
Pasadena, Maryland 21122

PARCEL 147
JAY E. FRALEY
TAX ACCT. NO. 03-000-12076600
L 5140 / F 498
ZONING: RLD
T.M. 18, BLOCK 9
2007 Fraley Lane
Pasadena, Maryland 21122

EX. 40' EASEMENT FOR
INGRESS AND EGRESS
L 7440 / F 151
23,293 S.F. (0.53 AC.)

SEE PLAT ONE OF TWO FOR OWNER'S DEDICATION,
SURVEYOR'S CERTIFICATE, AND OTHER NOTATIONS.

Glenn M. Sutphin, Jr.
GLENN M. SUTPHIN, JR., REG. PROPERTY LINE SURVEYOR #325

WE ASSENT TO THIS PLAN OF SUBDIVISION

Brenda A. Hodgson
BRENDA A. HODGSON, OWNER

COUNTY NATIONAL BANK
by: *Don G. Mann*, E.V.P. *Belinda*
LIENHOLDER

FOREST CONSERVATION
PROPERTY, LOT 2 = 0.40 AC.

PARCEL 35
LOT 6 - RESIDUE OF THE
ROBERT C. MEYER PROPERTY
ROBERT C. MYER
TAX ACCT. NO. 03-000-90097691
L 8087 / F 594
ZONING: RLD
T.M. 18, BLOCK 9
7728 Alpine Beach Road
Pasadena, Maryland 21122
PLAT BK. 197, PG. 24, NO. 10399

FOR PRIVATE WATER & PRIVATE SEPTIC SYSTEMS

APPROVED: HEALTH DEPARTMENT,
ANNE ARUNDEL COUNTY, MARYLAND

Robert J. Weber

7/21/03
DATE

COUNTY HEALTH OFFICER,
ANNE ARUNDEL COUNTY, MARYLAND

APPROVED: OFFICE OF PLANNING AND ZONING,
ANNE ARUNDEL COUNTY, MARYLAND

Joseph Rutter

10/22/03
DATE

JOSEPH RUTTER, PLANNING AND ZONING OFFICER
OFFICE OF PLANNING AND ZONING,
ANNE ARUNDEL COUNTY, MARYLAND

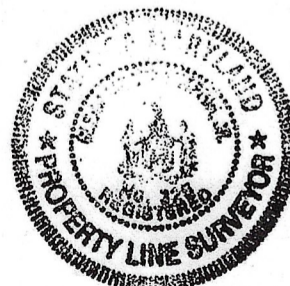


EXHIBIT 8
2024 01704

PI
MIN
HODGSON
MINOR SI
TAX MAP NO. 1

Thomas & Belinda Huesman

2009 Fraley Lane
Pasadena, MD 21122
443.739.2500

November 3, 2024

Office of Planning and Zoning
Anne Arundel County
2664 Riva Road, 3rd Floor
Annapolis, MD 21403

RE: Variance 2024-0170-V - 2008 Fraley Lane, Pasadena, MD 21122

To Whom It May Concern,

We are writing to express our opinion on the above variance requested. The referenced property is adjacent to the top of a shared easement driveway with 2011 Fraley Lane. ***We are not in favor of the variance requested for the reasons cited.***

1) ***The site plan does not reflect current improvements to include a circular driveway.*** Since enlarging and installing the circular driveway, it appeared that some trees were removed in the process and shredded as mulch affecting the wooded buffer between properties which was characteristic of each parcel.

2) ***It removes the picturesque character of our property as our shared driveway will not remain a wooded contiguous swath maintaining privacy as it is currently.*** As a property owner, it was our choice to build here because of the privacy that each RLD lot afforded. Each homeowner enjoys a 2–4-acre wooded lot within our subdivision. The proposed location abuts the top of our driveway and will run adjacent to the shared driveway easement with 2011 Fraley. This location is currently the one area where the buffer of trees is scarce, possibly due to the removal of trees for the circular driveway. In effect, the line of trees and the privacy enjoyed for the past 20 years will be replaced with a structure essentially large enough to be a one car garage with storage. (12'x 24' x 12' height).

3) ***In our opinion, it will decrease our property value which is why zoning laws are in effect and change the character and aesthetics of not only our property but 2011 Fraley Lane as well.***

Humbly, we believe there is adequate room for an accessory structure within their 4.37 acres other than the side front yard they propose, that will keep in character for the neighborhood.

Regards,

Thomas & Belinda Huesman
Belinda.huesman@gmail.com



Linda Bachman <bachmanshedbuilders@gmail.com>

2008 Fraley

1 message

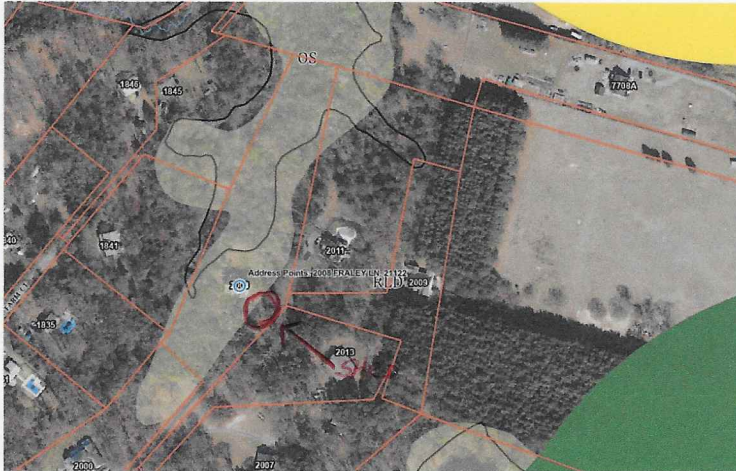
Joan Jenkins <pzjenk00@aacounty.org>

Tue, Jun 25, 2024 at 4:07

To: Linda Bachman <bachmanshedbuilders@gmail.com>

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.



**The Best Place
For All**

Joan A. Jenkins

Office of Planning and Zoning

Planner II, Zoning Administration Section

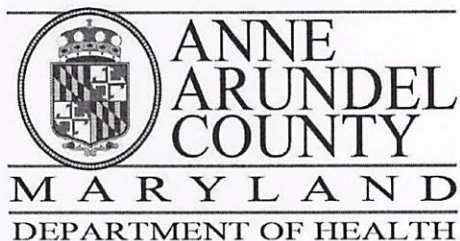
(410) 222-7437

Zoning has gone paperless!!

Submit zoning applications through the [Land Use Navigator](#)



www.aacounty.org



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 *BC*

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

Map Title



Legend

Foundation

Addressing



Parcels





Parcels - Annapolis City





Planning


County Planning

 IDA - Intensely Developed Area

 LDA - Limited Development Area

 RCA - Resource Conservation Area

 FED - Federal Land

 0 200 400 ft

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. DO NOT USE FOR NAVIGATION.

none

Notes