



September 17, 2024

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

Re: Allied Properties L.L.C.
101 Dover Road NE
Glen Burnie, Maryland
21060
Variance Request

To Whom It May Concern:

We are requesting a variance to setbacks for the above referenced site. The relief is requested to perfect an existing vestibule constructed upon an existing concrete pad. The vestibule will be part of the existing commercial light manufacturing building and will provide protective cover for the proposed entryway. The after-the-fact variance is being sought for the vestibule that has already been constructed.

In accordance with Article 18, Section 6 Subsection 201, W-1 Industrial Park Districts Bulk Regulations, the setbacks from a county road is to be 50' feet. We are requesting a reduction in the building line restriction setback of fifty feet to a county road to approximately 43.7' and 44.5'.

A. Existing Site Conditions:

1. The site is .3.775 acres or approximately 164,439 SF in land area.
2. The site is zoned W-1 and is in the Critical Area Overlay Mapping Designation IDA.
3. The Existing structure is 87,164 SF in area, was originally constructed in the early seventies and had a substantial addition in the mid-eighties.
4. The existing structure does not currently meet the required setback to county road. Based upon the architectural plans, the existing canopy does not meet the required fifty-foot setback. A mechanical room is located on the same wall directly east of the proposed entryway. The mechanical room currently projects from the building approximately the same distance as the proposed vestibule.
5. Currently there is a seventy-two-inch door and eight thirty-six-inch doors for access/egress to the building. The existing constructed vestibule reduces the distance from the building interior office space to an acceptable access/egress point that provides a separate enclosed all weather access/egress to the office space.
6. The site currently has access onto Dover Road, a county collector road, and an internal drive isle that services multiple lots.
7. The existing structure is serviced by county public water and sewer.

53 Old Solomons Island Rd. Suite I, Annapolis, MD 21401

PHONE 410 266 1160 | EMAIL terrain@comcast.net

B. Proposed Site Conditions:

1. The existing vestibule will provide all weather access/egress to the office space will remain as constructed. The vestibule is/will meet all current ADA requirements.

C. Requested Variance:

1. The vestibule is constructed a maximum of 4.92' outward from the building. On the KCW Boundary Survey of Sept 21st, 2021 the northeast building corner is shown as 51.3' from the Dover Road right-of-way line. The interpolated relief from the required 50' setback being requested varies between 6.3' to 5.5'.

D. Justification for the Variance:

1. There will be no increase in usable space with this proposal. The sole purpose of this application is to perfect construction of an enclosed protected entryway for all weather access/egress to the office.
2. The American Disabilities Act compliant entrance will provide additional access/egress for employees and guests to the office of the manufacturing building.

E. Article 18-16-305: Variances:

The Site meets the requirements for Variances because Practical Difficulties and Hardships are as follows:

1. There are multiple existing access/egress points to the building. From a life safety perspective, the building will benefit from an additional access/egress point. Not permitting the additional point of entry would impose an unnecessary hardship for the owner as it would prohibit the provision of a better level of personal safety and comfort for the employees and guests of the business.

F. Requirements for all Variances:

1. The request is the minimum necessary to perfect the construction of an adequate additional entranceway for the manufacturing building.
2. The granting of this variance will not:
 - (i). Alter the essential character of the industrial park.
 - (ii). Have any detrimental impacts to the adjacent developed lots.
 - (iii). Disturb any vegetation or environmental features.
 - (iv). Contradict or be contrary to established environmental practices.
 - (v). Negatively impact the safety, health or welfare of anyone.

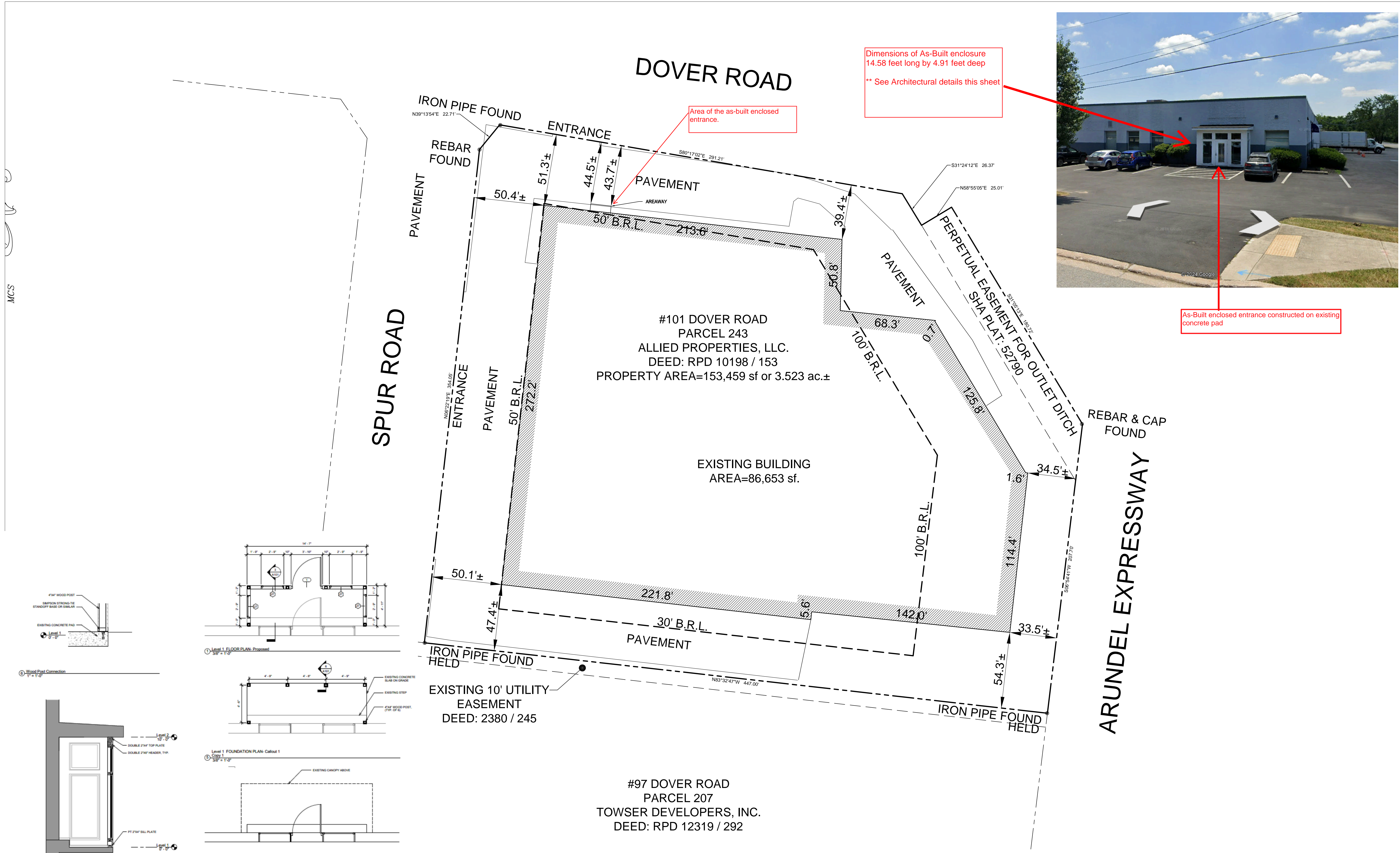
We believe the proposed vestibule is a positive safety improvement to an existing older building, constructed prior to any ADA requirements.

Should you require any additional information, please do not hesitate to contact our office at (410) 266-1160 or john@terrainmd.com

Sincerely,

John R. Bory

JRB/jrb 3360



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: 9/27/2024

| Tax Map # | Parcel # | Block # | Lot # | Section |
|-----------|----------|---------|----------|---------|
| 5 | 20 | 243 | 3.7750AC | N/A |

Tax ID: 05-000-12184902

| FOR RESUBMITTAL ONLY | |
|--|--------------------------|
| Corrections | <input type="checkbox"/> |
| Redesign | <input type="checkbox"/> |
| No Change | <input type="checkbox"/> |
| Non-Critical Area | <input type="checkbox"/> |
| *Complete Only Page 1 General Project Information | |

Project Name (site name, subdivision name, or other) 101 DOVER ROAD, GLEN BURNIE

Project location/Address 101 DOVER ROAD, GLEN BURNIE

City GLEN BURNIE Zip 21060

Local case number

Applicant: Last name AKHAVAN First name SHAUN

Company TERRAIN

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:

REQUESTING A SETBACK VARIANCE

| | |
|--|--|
| Intra-Family Transfer <input type="checkbox"/> Yes Grandfathered Lot <input type="checkbox"/> | Growth Allocation <input type="checkbox"/> Yes Buffer Exemption Area <input type="checkbox"/> |
|--|--|

Project Type (check all that apply)

| | |
|--|--|
| Commercial <input checked="" type="checkbox"/> Consistency Report <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional <input type="checkbox"/> Mixed Use <input type="checkbox"/> Other <input type="checkbox"/> _____ | Recreational <input type="checkbox"/> Redevelopment <input type="checkbox"/> Residential <input type="checkbox"/> Shore Erosion Control <input type="checkbox"/> Water-Dependent Facility <input type="checkbox"/> |
|--|--|

SITE INVENTORY (Enter acres or square feet)

| | Acres | Sq Ft |
|-------------------|-------------|----------------|
| IDA Area | 2.78 | 121,096 |
| LDA Area | 0 | 0 |
| RCA Area | 0 | 0 |
| Total Area | 2.78 | 121,096 |

| | | |
|----------------------|----------------|-------------|
| Total Disturbed Area | Acres 0.002 | Sq Ft 97 |
| | (outside CA) | |

0 # of Lots Created

| | Acres | Sq Ft | | Acres | Sq Ft |
|--------------------------------|-------|-------|---------------------------|-------------|----------------|
| Existing Forest/Woodland/Trees | 0 | 0 | Existing Lot Coverage | 3.17 | 138,085 |
| Created Forest/Woodland/Trees | 0 | 0 | New Lot Coverage | 0 | 0 |
| Removed Forest/Woodland/Trees | 0 | 0 | Removed Lot Coverage | 0 | 0 |
| | | | Total Lot Coverage | 3.17 | 138,085 |

VARIANCE INFORMATION (Check all that apply)

| | Acres | Sq Ft | | Acres | Sq Ft |
|------------------------|-------|-------|------------------------|-------|-------|
| Buffer Disturbance | 0 | 0 | Buffer Forest Clearing | 0 | 0 |
| Non-Buffer Disturbance | 0.002 | 97 | Mitigation | 0 | 0 |

| | |
|---|---|
| <p style="text-align: center;">(outside CA)</p> <p><u>Variance Type</u></p> Buffer <input type="checkbox"/> Forest Clearing <input type="checkbox"/> HPA Impact <input type="checkbox"/> Lot Coverage <input type="checkbox"/> Expanded Buffer <input type="checkbox"/> Nontidal Wetlands <input type="checkbox"/> Setback <input checked="" type="checkbox"/> Steep Slopes <input type="checkbox"/> Other <input type="checkbox"/> _____ | <p><u>Structure</u></p> Acc. Structure Addition <input type="checkbox"/> Barn <input type="checkbox"/> Deck <input type="checkbox"/> Dwelling <input type="checkbox"/> Dwelling Addition <input type="checkbox"/> Garage <input type="checkbox"/> Gazebo <input type="checkbox"/> Patio <input type="checkbox"/> Pool <input type="checkbox"/> Shed <input type="checkbox"/> Other <input type="checkbox"/> _____ |
|---|---|

Critical Area Report
For:
101 Dover Road
Glen Burnie, MD 21060
Tax Map 5, Block 20, Parcel 243

September, 2024

Prepared By:
Terrain, Inc.
53 Old Solomons Island Road, Ste. I
Annapolis, MD 21401
(410) 266-1160
terrain@comcast.net

**CHESAPEAKE BAY CRITICAL AREA REPORT
101 DOVER ROAD
TAX MAP 5, BLOCK 20, PARCEL 243**

INTRODUCTION

This is a 3.77 AC., Commercial property, and is located at 101 Dover Road, Glen Burnie, MD. The property is a commercial and is in the Critical Area. The property is partially inside the Chesapeake Bay Critical Area Boundary and is designated as Intensely Development Area (IDA). The property is zoned W-1.

EXISTING LAND USE

This is an Existing Commercial zoned property with an Industrial Office and Warehouse.

PROPOSED LAND USE

Same as current use "Commercial Industrial Office Building".

SURROUNDING LAND USE

The surrounding land use are all Industrial Commercial Properties.

FLOODPLAIN

The property is not in the Floodplain.

BUFFER MODIFICATION

The property is not mapped buffer modified.

TIDAL WETLANDS

This site does not have any wetlands on-site.

BODIES OF WATER

The property is not waterfront.

STEEP SLOPES

There are no steep slopes on-site that will be disturbed.

RARE AND ENDANGERED SPECIES

There are no federally or state listed species of rare, threatened or endangered species of plants or animals on this site.

DATES OF FIELD WORK

September, 2024

