

September 17, 2024

Anne Arundel County Office of Planning and Zoning 2664 Riva Road, 3<sup>rd</sup> 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

#### 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:

- 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.

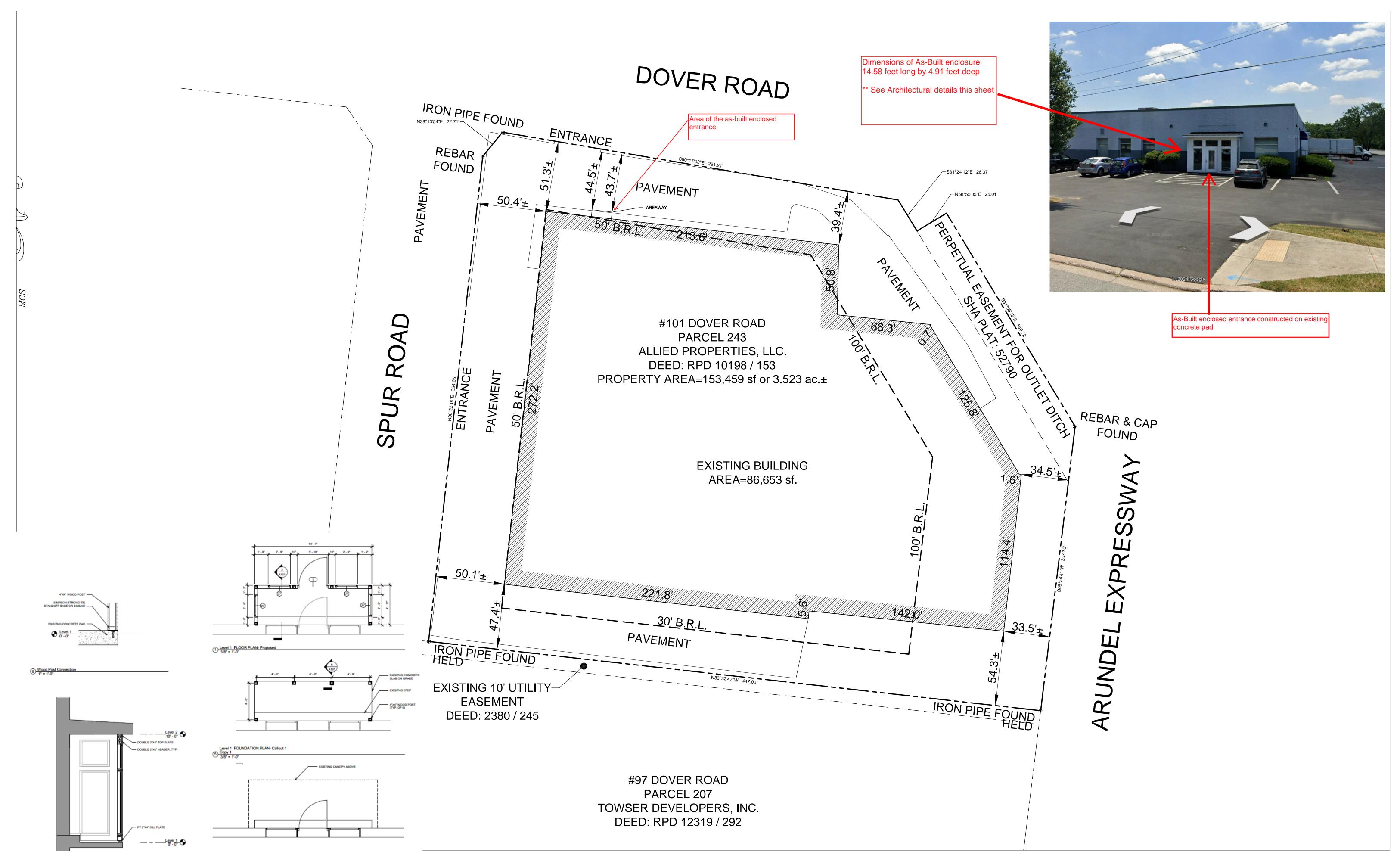
We believe the proposed vestibule is a positive safety improvement to an existing older building, constructed prior to any ADA requirements.

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



SCALE: 1"=30'

# 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					
					FOR RESUBMITTAL ONLY	
Tax Map #	Parcel #	Block #	Lot #	Section	Corrections	
					Redesign	
5	20	243	3.7750AC	N/A	No Change Non-Critical Area	
					Non-Cittical Area	
*Complete Only Page 1						
Tax ID: 05-000-12184902 General Project Information						
	/ · ·	1 11 1 1 1	41	101 DOVE	R ROAD, GLEN BURNIE	
Project Name	(site name, su	bdivision nam	ie, or other)	TOT DOVE	R ROAD, GLEN BORNIE	
Duniant langti	om/A ddwaga	101 DOVER	ROAD GLE	N BURNIE		
Project locati	on/Address	101 DOVER	NOAD, GLL	IN DOINNIE		
City GLEN	BURNIE				Zip   21060	
City OLLIV	DOTATIL				210	
Local case nu	ımher					
Local case no	inoci					
Applicant:	Last name	AKHAVAN			First name   SHAUN	
Applicant. Dast name 700 170700						
Company   TERRAIN						
Application '	Type (check a	ll that apply)	•			
True True						
Building Perr	nit			Variance	X	
Buffer Management Plan Rezoning						
Conditional Use Site Plan						
Consistency Report Special Exception						
Disturbance > 5,000 sq ft  Subdivision						
Grading Permit Other						
Local Jurisdiction Contact Information:						
T	AACo Zoning	Administratio	on Section	First name		
Last name	THEO ZOIME	,		1 Hot Hailie		
Phone #	410-222-7437	7	Resnon	se from Com	mission Required By TBD	
rnone #			Respon	Se Hom Com		
Fax #				Hearing date	TBD	

# SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:							
REQUESTING A SETBACK VARIANCE							
Intra-Family Transfer Grandfathered Lot	Yes			Growth Allocation Buffer Exemption Ar	Yes		
Project Type (check al	l that app	oly)					
Commercial Consistency Report Industrial Institutional Mixed Use Other				Recreational Redevelopment Residential Shore Erosion Contro Water-Dependent Face			
SITE INVENTORY (Enter acres or square feet)							
	Acre	es	Sq Ft	Total Disturbed Area	Acres	Sq Ft	
IDA Area	2.78		1,096	Total Disturbed Area	0.002	97	
LDA Area	0	12	0		(outside (	CA)	
RCA Area	0		0	0 # of Lots Created			
Total Area	2.78	12	1,096	U # 61 Lots Created			
Total Area	2.70	12	1,030	_			
		Acres	Sq Ft		Acres	Sq Ft	
Existing Forest/Woodland	/Trees	0	0	Existing Lot Coverage	3.17	138,085	
Created Forest/Woodland/		0 0		New Lot Coverage	0	0	
Removed Forest/Woodland/Trees		0	0	Removed Lot Coverage	0	0	
Removed Polest/ woodland/ Frees			Total Lot Coverage		3.17	138,085	
			I -	Total Zet Cottange			
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	
Marianaa Truna		(outside CA	۸)	Structure			
Variance Type	¬			Acc. Structure Addition			
Buffer	$\dashv$						
Forest Clearing	4			Barn			
HPA Impact	╛			Deck			
Lot Coverage							
Expanded Buffer Dwelling Addition							
Nontidal Wetlands							
Setback							
Steep Slopes	Ī			Patio			
Other Pool							
				Shed			
				Other			

# 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

# ALLIED INTERNATIONAL -VESTIBULE 101 DOVER RD NE, GLEN BURNIE, MD 21060

#### VICINITY MAP



# SCOPE OF WORK CONSTRUCT 14'X5' VESTIBULE

	Sheet Li	st		
Sheet Name	Sheet Number	Drawn By	Current Revision	Current Revision Date
COVERSHEET	C101	DP		
LIFE SAFETY PLAN	C102	DP		
	A101	DP		

#### ALS MARRIER AND INSULATION INSTALLATION

COMPONENT	AIR BARRIER CRITERIA	DISULATION INSTALLATION CRITICIA	
General recurrentes	A commission with abodit our borrier shall his limitalized in the building streetige.  This restorier thermal shall skeps compare a consequence air barrier as consequence air barrier in the property of the	Air-premiseable rise (infon else) and be used by a equiling molecular All classing, wolf. Ever and which includes what achieves director in excluding a pair the RESNET development or information pair rise RESNET development or information of the Surface and the Surface and Surface	
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Fixore is soldery issure garage and oversity-water floores	The sick-orner shall be placed at Mry supposed biggs of healedus.	Pace femiling smilly assistance shall be installed in an utal in permission and condition between the condition and in the condition of observed into the permission of the condition of the cond	
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Garage separation	Air souling shall be provided thehicen the gatege and conditioned spaces:	Walls need to ungood/sound gorage agrant shall be insulisied.
Recepted Splitting	Receives light fatures installed in the country themselves and the country and	Recessed gm fathers installed in the bullets thermal emologe shall be a ribght and IC sated.
Planting and every	Seal any plumbing or winnig that penetralise the building envelope	Built insulation that the put weetly to the around wrong and pix relong in extrenor scales, or around on that on establishen readily conforms to tree liable space whall when if belong and wrong.
Shaweolato on at levice wall	This air ben'er setalled at entered wie's adjacent to showers and table shall apparain there from the showers and subs	Extractor would adopte and to represent and taken when the installent
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Common will separating dwalling cars	Air barner is welgded in oprunon woll balaction dwoRng curso	
HVAC register bind is	HVAC register books first penetrate building marmar emissions stold be as alled to the subfloor or drywer.	
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Fireplace	An oir benier phair be installed on fregisco vetra.	

a, in addition, respection of this walls shall be in accordance with the provinces of ICC-41



AKJONES 1608 OTIS STINE WASHINGTON, DC 20018 (202) 921-9599

Consultant TE Address TBD Address TBD Phone TBD Fex TBD



C101

DP KJ

#### FIRE NOTES:

ILLULIANATED EXIT SIGNS SHALL BE PROVIDED THROUGHOUT THE BUILDING, ALL EXIT SIGNS SHALL HAVE BATTERY BACKUP, THIS BUILDING SHALL BE PROVIDED WITH APPROVIDE DATTERY POWERED EMERGENCY LIGHTING TO ELIGINIATE ALL REQUIRED MEMOS OF FORESS.

DOORS SHULL BE ARRANGED TO BE COPENED READILY FROM THE EGRESS SIDE WHENEVER THE BRUDGING IS DOCUPED. LOCKS, IF PROMISED SHULL NOT REQUIRE THE USE OF A KEY, A TOOL OR SPECIAL KNOWLEDGE OR EFFORT FOR OPERATIC FROM THE EGRESS SIDE.

EMPORENCY UNFINIO UNITA ARE TO BE WIRED INTO THE RICHARU UNFITHIC CIRCUIT AND ARRANGED AS TO PROVIDE THE BROUNDS DELEVANATION AUTOMATICALLY THE TOWN OF ANYWOTHERS PROVIDED ON BOMBAL LIGHTING SUCH AS ANY WARRANGE OF PUBLIC UTILITY OF OUTSEE ELECTRICAL PROMS SUPPLY, CHEMNS OF A CIRCUIT BEAGLES ON FISE OR ANY MARRANG. ATTS INCLUCION ACCESTEN, CREMNO OF SWITTED CARRINGLING DOWN LIGHTING FACILITIES.

EVERY ADMITION BOOK LOCK SHALL BE DESIGNED TO PERMIT OPENING OF THE LOCKED BOOK FROM THE CUTSIDE HYA BUHRRIGHMY, THE OPENING DEVICE SHULL BE REJOLLY ACCESSIBLE TO AMONG CUTSIDE THE BOOK. THE ELEXATION OF THE FLOOR SUPPLIES ON BOTH SIDES OF A DOOR SHALL NOT WAY BY MORE THAN 12°. THE BLEVATH

EXCESS OF A SELL SE EXPLICIT ON A CONTROL OF A STREET, WHALL THE ASSESSMENT OF A CONTROL OF A CO

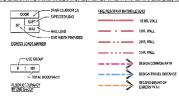
PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED, INSPECTED, AND MAINTAINED IN ACCORDANCE WITH NEPA 10, STANDARD FOR PORTABLE FIRE EXTINGUISHERS

#### FIRE ALARM REQUIREMENTS:

EXISTIVE SPACE SHALL MAVE EXISTIVE FIRE ALARM SYSTEM TO BE HODINED TO BEIN FULL COMPLIANCE WITH LOCAL FIRE CODE CHAPTER 907.2 AND NEPA 72.

MODERCATIONS TO THE EXISTING PRE-ALARM SYSTEM SMALL BE MADE LADER SEPARATE PERMIT APPLIED FOR UNDER SEPARATE COVER THE GENERAL CONTRACTOR SMALL BE RESPONSIBLE FOR SUBMITTING FIRE ALARM SYSTEM DRAWMOS TO JURISDICTION FOR APPRING.

#### CODE INFORMATION & LIFE SAFETY PLAN LEGEND



TRAVEL DISTANCE TAG

PATH OF TRAVEL

EXIT SIGN

F.E. FIRE EXSTINGUISHER

#### APPLICABLE CODES

BUILDING 2018 INTERNATIONAL BUILDING CODE FIRE - UPE SAFETY 2018 NFPA 1

EGRESS
SECTION 10052 MINIMULY REQUIRED EGRESS WIGHTH

	OTHER (1905,3,21	92   186 DDC, X 62 = 37.2" WHU
TABLE 1006.2.1	COMMON PATH OF EGRESS TRAVEL	
	B - USE GROUP	TS MAX.
SECTION 1096.2	MIN, NUNSER OF EATS REQUIRED	(1) REQUIRED 1 (2) PROVIDED
SECTION 1017	EXIT ACCESS TRAVEL DISTANCE	

B - USE GROUP
SECTION 1929 CO99DORS

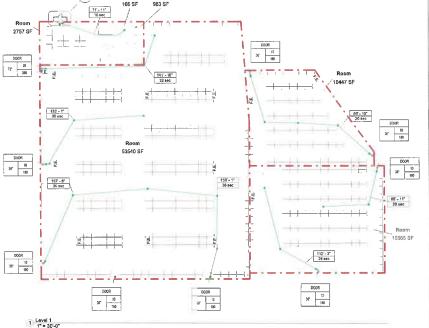
 SECTION 1681.2
 CORRESION WIDTH
 41" (SE" IF < 56 DCC.)</td>

 SECTION 1682.4
 DEAD END CORRESION
 20" (18" WIT SPRINKLERY



AKJONES 1608 OTIS STINE WASHINGTON, DC 20018 (202) 921-9599 INFO@AKJONESDESIGN, COM

Cornultani TBD Address TBD Address TBD Phone TBD Fax TBD e-mail TBD





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