

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


**APPLICANT:** Allied Properties LLC

**ASSESSMENT DISTRICT:** 5th

**CASE NUMBER:** 2024-0186-V

**COUNCILMANIC DISTRICT:** 1st

**HEARING DATE:** March 18, 2025

**PREPARED BY:** Donnie Dyott Jr.   
Planner

**REQUEST**

The applicant is requesting a variance to perfect a dwelling addition (enclosed entrance) with less setbacks than required on property located at 101 Dover Road in Glen Burnie.

**LOCATION AND DESCRIPTION OF SITE**

The subject site consists of approximately 3.77 acres of land and is identified as Parcel 243 in Block 20 on Tax Map 5. The site is currently zoned W1 - Industrial Park District and is improved with a commercial light manufacturing facility. While the site is not waterfront, it is partially located within the Chesapeake Bay Critical Area with a designation of IDA - Intensely Developed Area.

**APPLICANT'S PROPOSAL**

The applicant seeks after the fact approval to perfect the construction of an enclosed entrance or vestibule that was constructed on the north side of the existing building which measures approximately 14.58' X 4.91'.

**REQUESTED VARIANCES**

§ 18-6-201 of the Anne Arundel County Zoning Code stipulates that principal structures in a W1 - Industrial Park District shall be set back a minimum of 50 feet from any lot line that abuts a public road or right-of-way. The enclosed entrance was constructed as close as 43.7 feet from the lot line that abuts Dover Road, necessitating a variance of 7 feet.

**AGENCY COMMENTS**

The **Health Department** commented that the property is served by public water and sewer facilities and has no objection to the request subject to the availability of public water and sewer.

The **Office of Planning and Zoning (Critical Area Team)** commented that they have no objection to the request.

The **Maryland Aviation Administration** commented that the structure falls within COMAR 11.06.03.03A 4-mile radius. No Part 77 or Part 100 airspace obstructions observed.

The **Office of the Fire Marshall** commented only that they defer to the Department of Inspections and Permits Engineering Division.

## **FINDINGS**

The applicant describes that the vestibule was constructed on an existing concrete pad and will provide a protective covered entryway to the building. It is further described that the building benefits from the additional access/egress point and the vestibule meets all current ADA requirements.

There is no evidence that the proposed variances would alter the essential character of the neighborhood or be detrimental to the public welfare. The variances would not appear to cause any adverse effects to neighboring properties and will not reduce forest cover in the LDA or RCA.

The construction of any addition is constrained by the location of the existing building which currently does not conform to the setback requirements. As such, some relief is warranted to allow the applicant to make modest improvements and avoid practical difficulties. The vestibule as constructed is reasonable in size and the intrusion into the setback appears to be the minimum necessary to provide a safe enclosed access point.

## **RECOMMENDATION**

Based upon the standards set forth in § 18-16-305 under which a variance may be granted, this Office recommends ***approval*** of a zoning variance to §18-6-201 to perfect the construction of the building addition (vestibule) as shown on the site plan.

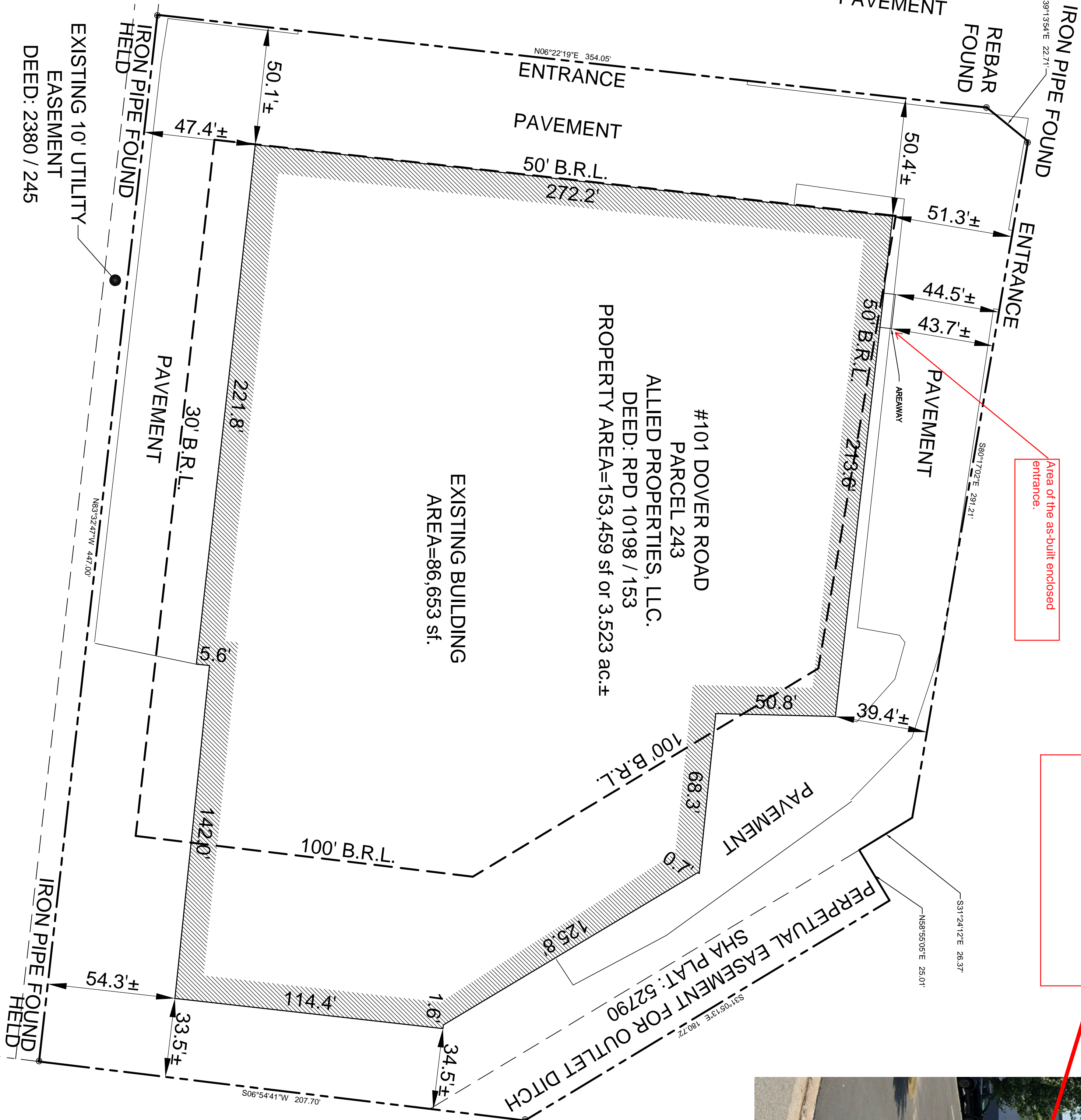
DISCLAIMER: This recommendation does not constitute a building permit. In order for the applicant(s) to construct the structure(s) as proposed, the applicant(s) shall apply for and obtain the necessary building permits and obtain any other approvals required to perform the work described herein. This 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.



# DOVER ROAD

# SPUR ROAD

# ARUNDEL EXPRESSWAY



#101 DOVER ROAD  
 PARCEL 243  
 ALLIED PROPERTIES, LLC.  
 DEED: RPD 10198 / 153  
 PROPERTY AREA=153,459 sf or 3.523 ac.±

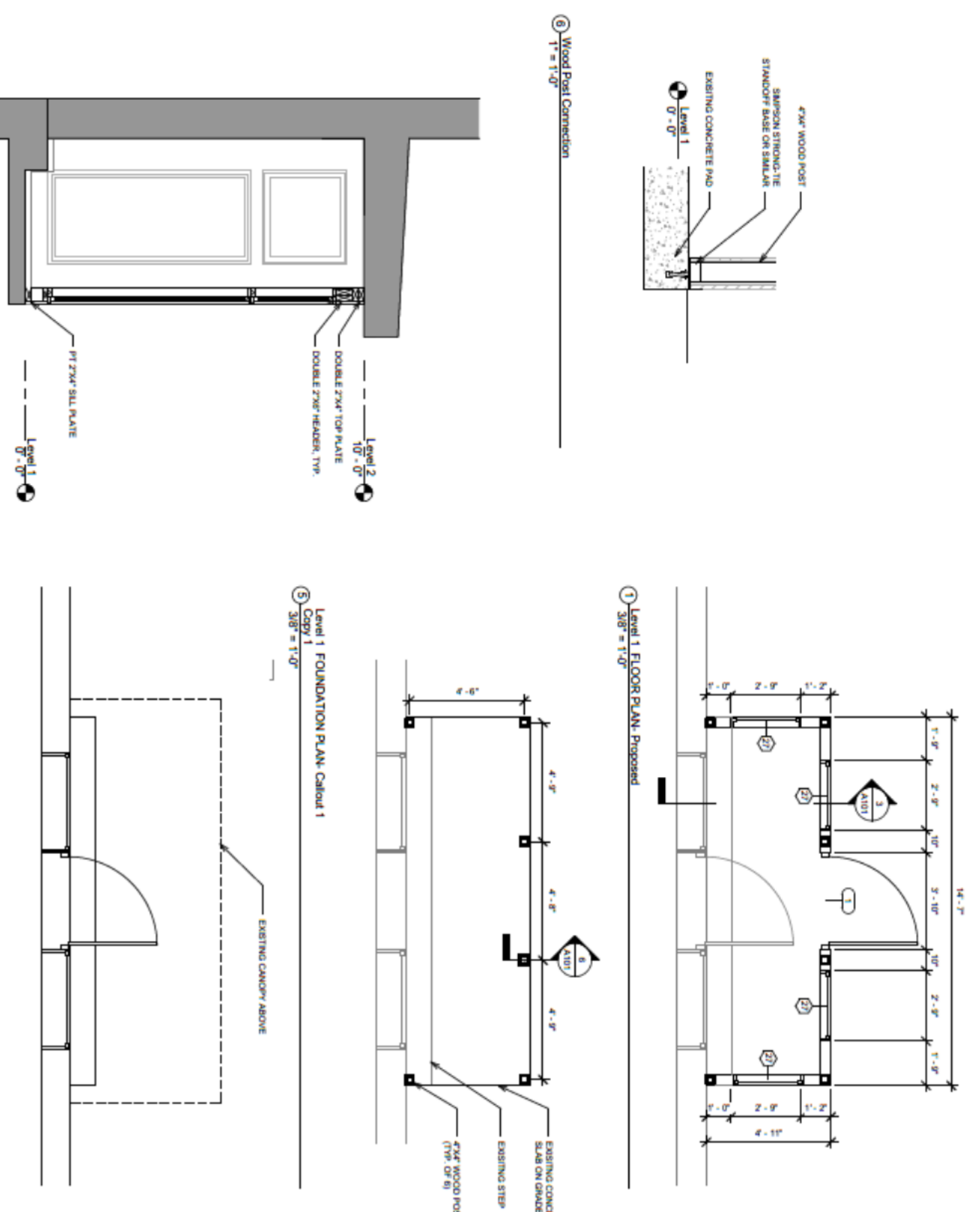
EXISTING BUILDING  
 AREA=86,653 sf.

EXISTING 10' UTILITY  
 EASEMENT  
 DEED: 2380 / 245

Area of the as-built enclosed entrance.

Dimensions of As-Built enclosure  
 14.58 feet long by 4.91 feet deep  
 \*\* See Architectural details this sheet

As-Built enclosed entrance constructed on existing concrete pad



#97 DOVER ROAD  
 PARCEL 207  
 TOWSER DEVELOPERS, INC.  
 DEED: RPD 12319 / 292

SCALE: 1"=30'



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**

PHONE 410 266 1160 | EMAIL [terrain@comcast.net](mailto: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 21<sup>st</sup>, 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](mailto:john@terrainmd.com)

Sincerely,

John R. Bory

JRB/jrb 3360

THIS DEED

5000-1218-4902  
Tax Account No./Parcel Identifier

Made this 31st day of January, 2001, by and between Howard A. Rubenstein, Receiver for Optic Graphics, Inc., parties of the first part, and Allied Properties, L.L.C., party of the second part.

WHEREAS, by Order for Appointment of Howard A. Rubenstein as Receiver for Optic Graphics, Inc. dated March 30, 2000 and filed in the Circuit Court for Anne Arundel County, Case No. C-2000-62118 OR, In The Matter of Optic Graphics, Inc., Howard A. Rubenstein was appointed receiver of Optic Graphics, Inc.; and

WHEREAS, by virtue of a Order of Court as filed in the above-mentioned cause, the Receiver therein was empowered to sell the hereinafter described property, and did on August 23, 2000 sell unto CIT Lending Services Corporation for the sum of \$1,575,000.00 the said designated property in said proceedings; and

WHEREAS, by Order Substituting Purchasers for 101 Dover Road of the aforesaid Court dated October 11, 2000, the Grantee herein, was substituted as Purchaser of the aforementioned property; and

WHEREAS, the aforesaid sale has been fully reported to and ratified and confirmed by the said Circuit Court for Anne Arundel County on November 13, 2000, and the purchase money aforesaid has been fully paid and satisfied to the Receiver, he is authorized to execute these presents.

WITNESSETH, that in consideration of the sum of \$1,575,000.00, receipt of which is hereby acknowledged and which parties of the first part certifies under the penalties of perjury as the actual consideration paid or to be paid, including the amount of any mortgage or deed of trust outstanding, the said parties of the first part do grant, convey and assign unto the party of the second part, its successors and assigns, in fee simple, all the right, title, interest and estate of the said party of the first part, both at law and in equity, in and to all that property situate in Anne Arundel County, State of Maryland, described as

BEGINNING for the same at an iron pipe found on the eastern right-of-way line of an 80 foot right-of-way, said point being further located at the end of the South 06 degrees 39' 42" West 429.24 foot line of a conveyance from The Optic Bindery to The Optic Bindery, Inc. by Deed dated October 31, 1970 and recorded among the Land Records of Anne Arundel County in Liber 6000 folio 514, thence running from said place of beginning so fixed and with the eastern right-of-way line of said 80 foot right-of-way and with part of the above mentioned 429.24 foot line, reversely as now surveyed with courses referred to Maryland State Grid; North 06 degrees 21' 06" East 354.05 feet to an iron bar set, thence leaving said 80 foot right-of-way and running with a flare, North 39 degrees 12' 44" East 22.71 feet to an iron pipe set on the southern right-of-way line of Relocated Dover Road; said point being further located 90 degrees from the baseline of the right-of-way of Relocated Dover Road and 46 feet south opposite Station 24+11.15 (see SHA Plat #42579), thence running with the related southern right-of-way line of Dover Road, South 80 degrees 18' 12" East 291.21 feet to an iron pipe set 90 degrees and 63 feet south from the above mentioned baseline of right-of-way of the Relocated Dover Road opposite Station 27+01.85, thence leaving said Relocated Dover Road and running with the flare as shown on the State Highway Administration Plat No. 42939, and 52790 South 31 degrees 25' 22" East 26.37 feet to an iron pipe set, 90 degrees and 83.96' South from the above mentioned baseline of right-of-way and opposite station 27+18, thence continuing on the boundary of the lands conveyed to Optic Graphics Inc. from the State Highway Administration of the Department of Transportation by deed dated March 5, 1993 and recorded among the Land Records of Anne Arundel County in Liber 6002, folio 414, the two following courses and distances North 58 degrees 53' 55" East, 25.01 to an iron bar set and thence South 31 degrees 06' 23" East, 180.72 feet to an iron bar set 90 degrees and 150' west of station 128+71.98 of the baseline of the right-of-way of Arundel Expressway as shown on the above mentioned State Highway plats, thence running with the western right-of-way line of the Arundel Expressway, South 06 degrees

RECEIVED FOR RECORD  
CIRCUIT COURT, A.A. COUNTY  
01 FEB 23 AM 11:34

FD SURE \$ 5.00  
RECORDING FEE 20.00  
RECORDATION 11,025.00  
IN TAX COUNTY 15,750.00  
IN TAX STATE 7,875.00  
TOTAL 34,675.00  
Recpt # 49943  
Bk # 2281  
11:58 am

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) RPD 10198, p. 0153, MSA\_CE59\_10542. Date available 06/14/2005. Printed 09/24/2024.

205  
11625  
15750  
2875

RECEIVED FOR TRANSFER  
STATE DEPARTMENT OF  
ASSESSMENTS & TAXATION  
FOR ANNE ARUNDEL COUNTY  
WILLIAM F. SMOUSE

54h - O.G. - 2/23/01

ACCT. 5000-1218-4902  
ALL LIENS ARE PAID AS  
OF 2/23/01 A.A. COUNTY  
CONTROLLER BY [Signature]

53' 31" West 207.70 feet to an iron pipe found, thence leaving said Arundel Expressway and running with the southern outline of the above mentioned conveyance to The Optic Bindery, Inc. (Liber 2380 folio 514) and the southern outline of a conveyance from State Highway Administration of Maryland to the Optic Bindery, Inc. by Deed dated January 7, 1974 and recorded among the Land Records of Anne Arundel County in Liber 2690, folio 827 North 83 degrees 33' 57" West 447.0 feet to the place of beginning. Containing 3.523 acres of land.

BEING or intending to be part of all those lands conveyed to The Optic Bindery, Inc. from The Optic Bindery by deed dated October 31, 1970 and recorded among the Land Records of Anne Arundel County in Liber 2380, folio 514. SAVING AND EXCEPTING thereout and therefrom all those lands conveyed to the State Highway Administration of the Department of Transportation, acting for and on behalf of the State of Maryland, by deed dated January 2, 1973 and recorded among the Land Records of Anne Arundel County in Liber 2612, folio 73.

FURTHER BEING or intending to be all of those lands conveyed to The Optic Bindery Inc. from the State Highway Administration of the Department of Transportation by deed dated January 7, 1979 recorded among the Land Records of Anne Arundel County in Liber 2690, folio 827.

FURTHER BEING or intended to be all of those lands conveyed to Optic Graphics, Inc. from the State Highway Administration of the Department of Transportation by deed dated March 5, 1993 and recorded among the Land Records of Anne Arundel County in Liber 6002, folio 414.

SUBJECT to covenants, easements and restrictions of record.

TO HAVE AND TO HOLD said land and premises above described or mentioned and hereby intended to be conveyed, together with the buildings and improvements thereupon erected, made or being, and all and every title, right, privileges, appurtenances and advantages thereunto belonging, or in anywise appertaining, unto and for the proper use only, benefit and behalf forever of said party of the second part, its successors and assigns, in FEE SIMPLE.

AND the said parties of the first part covenant that they will warrant specially the property hereby conveyed and that they will execute such further assurances of said land as may be requisite or necessary.

IN TESTIMONY WHEREOF, the said parties of the first part have set their hands and seals the day and year first above written.

WITNESS

Christine E. Costa

Howard A. Rubenstein (SEAL)  
Receiver  
for Optics Graphics, Inc.

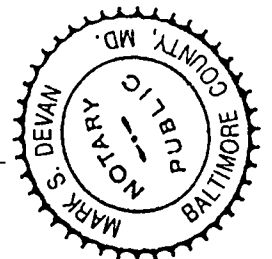
STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT;

I Hereby Certify, That on this 31<sup>st</sup> day of January, 2001, before me, the subscriber, did personally appeared Howard A. Rubenstein, Receiver for Optic Graphics, Inc., known to me or satisfactorily proven to be the person whose name is set forth in the within deed, and did further acknowledge that he executed the foregoing deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL.

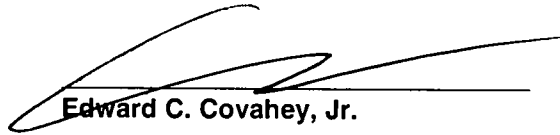
My Commission Expires: 8/1/04

Mark S. Devan  
NOTARY PUBLIC





I certify that this instrument was prepared under the supervision of an attorney admitted to practice before the Court of Appeals of Maryland.



Edward C. Covahey, Jr.

GRANTOR'S ADDRESS:

GRANTEE'S ADDRESS: 2101 Bay Drive, Annapolis, MD 21401

TITLE INSURER: Chicago Title Insurance Company

CASE # 000192

REMIT TO: TITLE WARRANTEE CORPORATION  
606 Baltimore Avenue, Suite 306  
Towson, Maryland 21204

State of Maryland Land Instrument Intake Sheet

Baltimore City  County: ANNE ARUNDEL

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.

(Type or Print in Black Ink Only — All Copies Must Be Legible)

Space Reserved for Circuit Court Clerk Recording and Validation

<b>1</b>	<b>Type(s) of Instruments</b>	<input checked="" type="checkbox"/> (Check Box if Addendum Intake Form is Attached.)							
		<input type="checkbox"/> Deed	<input type="checkbox"/> Mortgage	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____				
		<input checked="" type="checkbox"/> Deed of Trust	<input type="checkbox"/> Lease						
<b>2</b>	<b>Conveyance Type Check Box</b>	<input checked="" type="checkbox"/> Improved Sale Arms-Length [1/]	<input type="checkbox"/> Unimproved Sale Arms-Length [2/]	<input type="checkbox"/> Multiple Accounts Arms-Length [3/]	<input type="checkbox"/> Not an Arms-Length Sale [9/]				
<b>3</b>	<b>Tax Exemptions (if Applicable)</b> Cite or Explain Authority	<input type="checkbox"/> Recordation	<input type="checkbox"/> State Transfer	<input type="checkbox"/> County Transfer					
<b>4</b>	<b>Consideration and Tax Calculations</b>	<b>Consideration Amount</b>			<b>Finance Office Use Only</b>				
		Purchase Price/Consideration	\$ 1,575,000.00	<b>Transfer and Recordation Tax Consideration</b>					
		Any New Mortgage	\$ 1,245,000.00	Transfer Tax Consideration	\$				
		Balance of Existing Mortgage	\$	X ( ) % =	\$				
		Other:	\$	Less Exemption Amount	—	\$			
		Other:	\$	Total Transfer Tax	=	\$			
	Full Cash Value	\$	Recordation Tax Consideration	\$					
			X ( ) per \$500 =	\$					
			<b>TOTAL DUE</b>	\$					
<b>5</b>	<b>Fees</b>	<b>Amount of Fees</b>		<b>Doc. 1</b>		<b>Doc. 2</b>		Agent:  Tax Bill:  C.B. Credit:  Ag. Tax/Other:	
		Recording Charge	\$	20.00	\$	75.00			
		Surcharge	\$	5.00	\$	5.00			
		State Recordation Tax	\$	11,025.00	\$				
		State Transfer Tax	\$	7,875.00	\$				
		County Transfer Tax	\$	15,750.00	\$				
		Other	\$		\$				
		Other	\$		\$				
<b>6</b>	<b>Description of Property</b> SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG		
				5000-1218-4902				<input type="checkbox"/> (5)	
			Subdivision Name		Lot (3a)	Block (3b)	Sect/AR(3c)	Plat Ref.	SqFt/Acreage (4)
			Location / Address of Property Being Conveyed (2)						
			101 DOVER ROAD					Water Meter Account No.	
			Other Property Identifiers (if applicable)						
			3.523 ACRES ±						
		Residential <input type="checkbox"/> or Non-Residential <input checked="" type="checkbox"/> Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount:							
		Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Description/Amt. of SqFt/Acreage Transferred:							
		If Partial Conveyance, List Improvements Conveyed:							
<b>7</b>	<b>Transferred From</b>	Doc. 1 - Grantor(s) Name(s)			Doc. 2 - Grantor(s) Name(s)				
		HOWARD RUBENSTEIN, Receiver for OPTIC GRAPHICS, INC			ALLIED PROPERTIES, LLC				
		Doc. 1 Owner(s) of Record, if Different from Grantor(s)			Doc. 2 Owner(s) of Record, if Different from Grantor(s)				
<b>8</b>	<b>Transferred To</b>	Doc. 1 - Grantee(s) Name(s)			Doc. 2 - Grantee(s) Name(s)				
		ALLIED PROPERTIES, L.L.C.			PROVIDENT BANK OF MARYLAND				
		New Owner's (Grantee) Mailing Address							
		2101 Bay Drive, Annapolis, MD 21401							
<b>9</b>	<b>Other Names to Be Indexed</b>	Doc. 1 - Additional Names to be Indexed (Optional)			Doc. 2 - Additional Names to be Indexed (Optional)				
					CAROLYN M. ROBERTS ROBERT K. JOHNSON				
<b>10</b>	<b>Contact/Mail Information</b>	Instrument Submitted By or Contact Person					<input checked="" type="checkbox"/> Return to Contact Person		
		Name:	MARC SPENCER					<input type="checkbox"/> Hold for Pickup	
		Firm:	THE WASHINGTON CORPORATION					<input type="checkbox"/> Return Address Provided	
		Address:	605 Baltimore Avenue #305 TOWSON, MD 21284 Phone: (410) 828-8375						
<b>11</b>	<b>IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER</b>								
	<b>Assessment Information</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		Will the property being conveyed be the grantee's principal residence?					
		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		Does transfer include personal property? If yes, identify: _____					
		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).					
		<b>Assessment Use Only - Do Not Write Below This Line</b>							
		<input type="checkbox"/> Terminal Verification	<input checked="" type="checkbox"/> Agricultural Verification	<input type="checkbox"/> Whole	<input type="checkbox"/> Part	<input type="checkbox"/> Tran. Process Verification			
		Transfer Number	2025	Date Received	2-23-07	Deed Reference:	Assigned Property No.:		
		Year	20	20	Geo.	Map	Sub	Block	
		Land			Zoning	Grid	Plat	Lot	
		Buildings			Use	Parcel	Section	Occ. Cd.	
		Total			Town Cd.	Ex. Sl.	Ex. Cd.		
		REMARKS:							
		# 5-000-1218-4902							

Space Reserved for County Validation

Distribution: White - Clerk's Office  
Canary - SDAT  
Clerk's Office of Finance  
Goyens  
AGC

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) RPD 10198, p. 0156, MSA\_CE59\_10542. Date available 06/14/2005. Printed 09/24/2024.

***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

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

**FOR RESUBMITTAL ONLY**

Corrections   
Redesign   
No Change   
Non-Critical Area

\*Complete Only Page 1  
General Project Information

Tax ID: 05-000-12184902

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  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	2.78	121,096
LDA Area	0	0
RCA Area	0	0
Total Area	2.78	121,096

Total Disturbed Area	Acres	Sq Ft
	0.002	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

(outside CA)

Variance Type

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

Structure

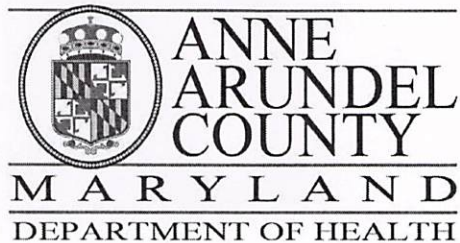
Acc. Structure Addition   
 Barn   
 Deck   
 Dwelling   
 Dwelling Addition   
 Garage   
 Gazebo   
 Patio   
 Pool   
 Shed   
 Other











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 blue ink, appearing to be "BC", written over the "FROM:" line.

DATE: February 11, 2025

RE: Allied Properties, LLC.  
101 Dover Road  
Glen Burnie, MD 21060

NUMBER: 2024-0186-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to perfect a commercial building addition (enclosed entrance) with less setbacks than required.

The Health Department has reviewed the above referenced request. The proposed project is to be served by public water and sewer facilities. The Health Department has no objection to the above referenced request subject to the availability of public water and sewer.

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

cc: Sterling Seay

# 2024-0186-V

Menu Cancel Help

Task Details OPZ Critical Area Team

<b>Assigned Date</b>	01/31/2025	<b>Due Date</b>	02/21/2025
<b>Assigned to</b>	Kelly Krinetz	<b>Assigned to Department</b>	OPZ Critical Area
<b>Current Status</b>	Complete w/ Comments	<b>Status Date</b>	02/05/2025
<b>Action By</b>	Kelly Krinetz	<b>Overtime</b>	No
<b>Comments</b>	No objection to this request.		
<b>End Time</b>		<b>Hours Spent</b>	0.0
<b>Billable</b>	No	<b>Action by Department</b>	OPZ Critical Area
<b>Time Tracking Start Date</b>		<b>Est. Completion Date</b>	
<b>In Possession Time (hrs)</b>		<input type="checkbox"/> <b>Display E-mail Address in ACA</b>	
<b>Estimated Hours</b>	0.0	<input checked="" type="checkbox"/> <b>Display Comment in ACA</b>	
<b>Comment Display in ACA</b>			
<input checked="" type="checkbox"/> All ACA Users			
<input checked="" type="checkbox"/> Record Creator			
<input checked="" type="checkbox"/> Licensed Professional			
<input checked="" type="checkbox"/> Contact			
<input checked="" type="checkbox"/> Owner			

Task Specific Information

---

<b>Expiration Date</b>	<b>Review Notes</b>	<b>Reviewer Name</b>
<b>Reviewer Phone Number</b>	<b>Reviewer Email</b>	



# 2024-0186-V

Menu Cancel Help

Task Details Fire Marshal

**Assigned Date**  
01/31/2025  
**Assigned to**  
Robert Flynn  
**Current Status**  
Complete w/ Comments

**Action By**  
Robert Flynn  
**Comments**  
Defer to Inspections and Permits Engineering

**End Time**

**Billable**  
No

**Time Tracking Start Date**  
**In Possession Time (hrs)**

**Estimated Hours**  
0.0

**Comment Display in ACA**

- All ACA Users
- Record Creator
- Licensed Professional
- Contact
- Owner

**Due Date**  
02/21/2025  
**Assigned to Department**  
Fire Marshal's Office  
**Status Date**  
02/03/2025  
**Overtime**  
No  
**Start Time**

**Hours Spent**

0.0  
**Action by Department**  
Fire Marshal's Office

- Est. Completion Date**
- Display E-mail Address in ACA
  - Display Comment in ACA

Task Specific Information

---

<b>Expiration Date</b>	<b>Review Notes</b>	<b>Reviewer Name</b>
<b>Reviewer Phone Number</b>	<b>Reviewer Email</b>	

# Map Title



## Legend

### Foundation

#### Addressing



#### Parcels



#### Parcels - Annapolis City



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.

none

## Notes



0 150 300 ft



THIS MAP IS NOT TO BE USED FOR NAVIGATION