



APP. EXHIBIT# 1  
CASE: 2024-0239-V  
DATE: 3/11/25

303 Najoles Road - Suite 114  
Millersville, MD 21108

Phone: 410-987-6901  
Fax: 410-987-0589

February 24, 2025

**CERTIFICATION OF POSTING OF SIGN(S)**

I, the undersigned, being over the age of eighteen (18) and competent to testify to matters contained herein do solemnly declare and affirm under the penalties of perjury the following:

- (1) That the sign(s) in Case Number 2024-0239-V were posted on the 24th day of February, 2025.
- (2) That the location of the posted sign(s) are as follows:

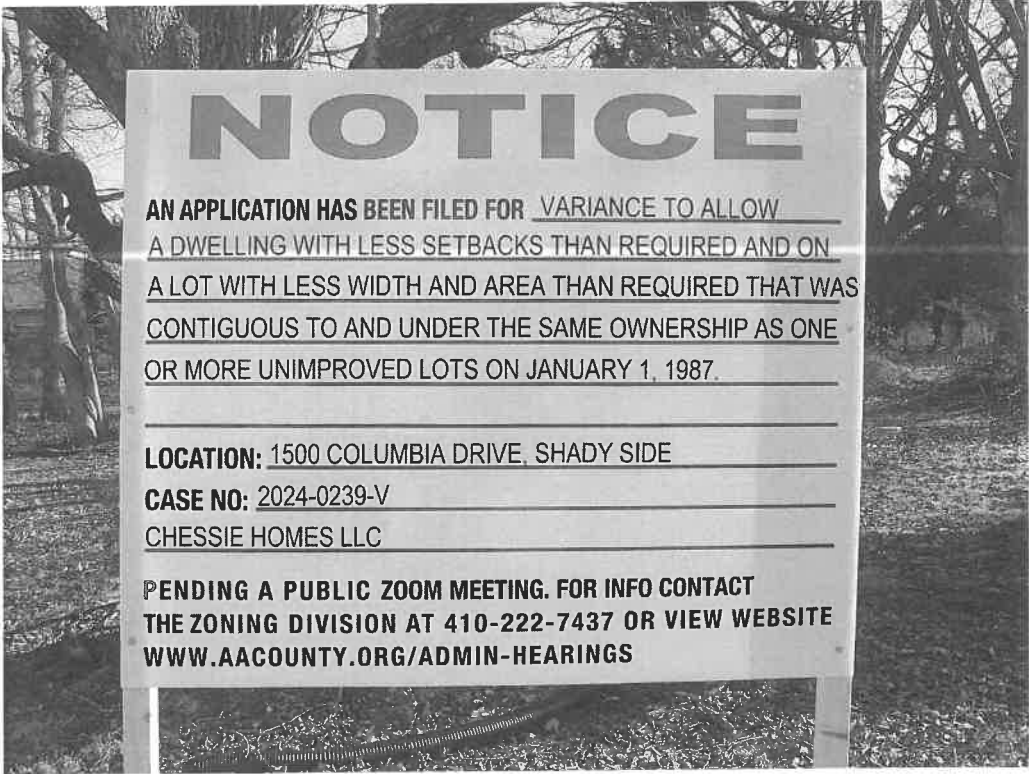
**At the frontage of the property facing Columbia Beach Road and at the frontage of the property facing Columbia Drive**

Anarex, Inc.

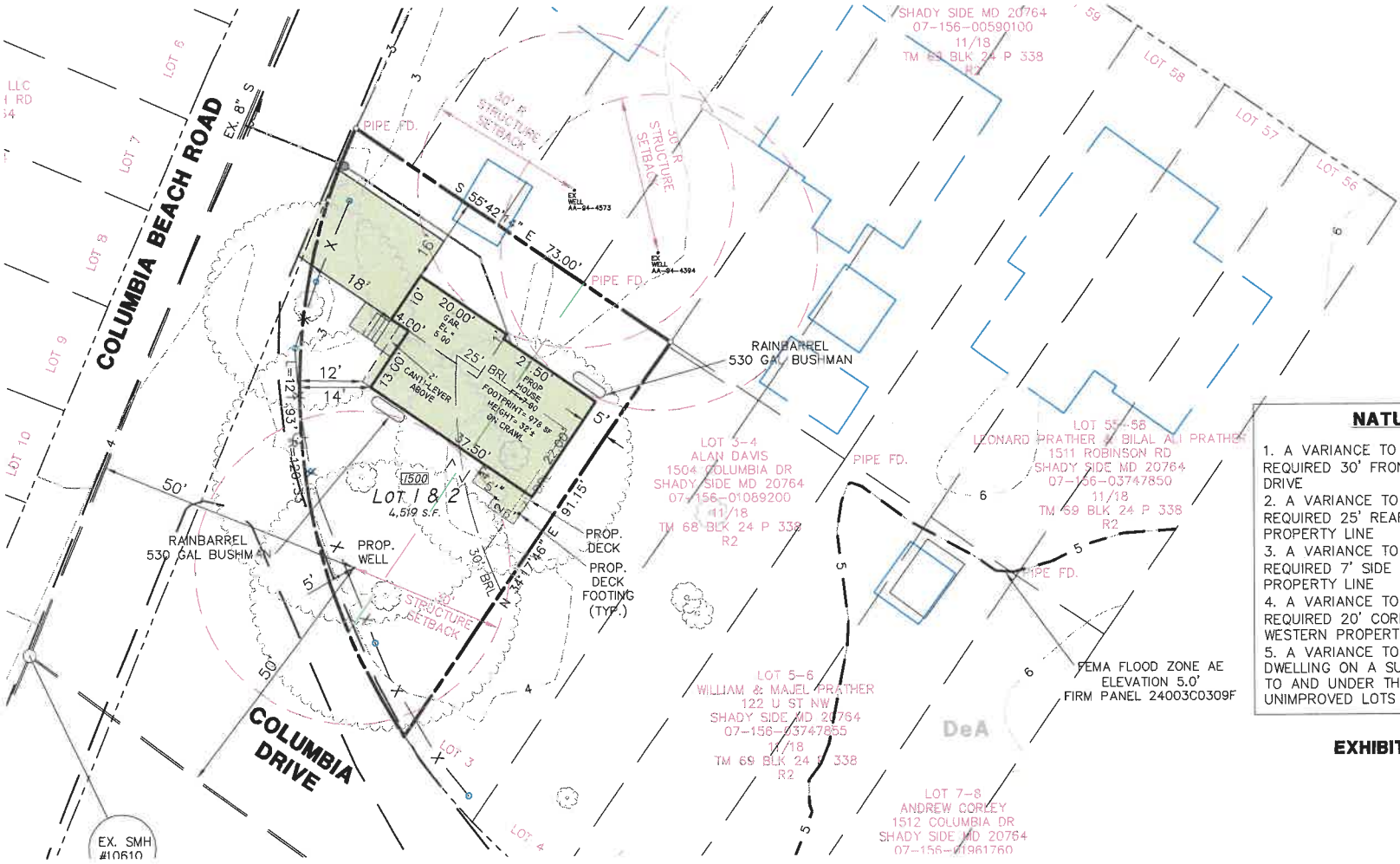
AFFIANT:

By: **Michael J. Werner, President**  
**303 Najoles Road Suite 114**  
**Millersville MD 21108-2512**









**NATURE OF VARIANCE**

1. A VARIANCE TO ARTICLE 18-4-601 OF 18' TO THE REQUIRED 30' FRONT LOT LINE SETBACK TO COLUMBIA DRIVE
2. A VARIANCE TO ARTICLE 18-4-601 OF 9' TO THE REQUIRED 25' REAR LOT LINE SETBACK TO THE NORTHERN PROPERTY LINE
3. A VARIANCE TO ARTICLE 18-4-601 OF 2' TO THE REQUIRED 7' SIDE LOT LINE SETBACK TO THE EASTERN PROPERTY LINE
4. A VARIANCE TO ARTICLE 18-4-601 OF 2' TO THE REQUIRED 20' CORNER SIDE LOT LINE SETBACK TO THE WESTERN PROPERTY LINE
5. A VARIANCE TO ARTICLE 18-4-202(b) TO ALLOW A DWELLING ON A SUBSTANDARD LOT THAT WAS CONTIGUOUS TO AND UNDER THE SAME OWNERSHIP AS ONE OR MORE UNIMPROVED LOTS ON JANUARY 1, 1987

**EXHIBIT FOR 2024-0239-V**

APP. EXHIBIT# 3  
CASE: 2024-0239-V  
DATE: 3/11/25

1500 Columbia Dr,  
Surrounding homes  
built on 2 lots  
combined



Subject lot - 1500 Columbia Dr, Lots 1+2, 4519 SF

Comparable lots (All roughly within 300'):

1518 Robinson Rd, Lots 8+9, 4160 SF  
1522 Robinson Rd, Lots 10+11, 4700 SF \*\*\*BUILT IN 1998  
1524 Robinson Rd, Lots 12+13, 5200 SF  
1517 Robinson Rd, Lots 53+54, 3920 SF  
1523 Robinson Rd, Lots 49+50, 4000 SF  
1527 Robinson Rd, Lots 47+48, 4000 SF \*\*\*BUILT IN 1993  
1539 Robinson Rd, Lots 40+41, 4000 SF  
1545 Robinson Rd, Lots 36+37, 4000 SF \*\*\*BUILT IN 2009  
1549 Robinson Rd, Lots 34+35, 3900 SF \*\*\*BUILT IN 1995  
1631 Columbia Beach Dr, Lots 13+14, 4340 SF  
1519 Columbia Dr, Lots 10+11+P/O12, 5000 SF  
1523 Columbia Dr, Lots 13+P/O12+P/O14, 4000 SF  
1541 Columbia Dr, Lots 21+22, 7000 SF \*\*\*BUILT IN 2005  
1528 Columbia Dr, Lots 13+14, 4000 SF  
1554 Columbia Dr, Lots 28+29, 3640 SF \*\*\*BUILT IN 1994  
5200 Al Jones Dr, Lots 32+33, 5710 SF \*\*\*BUILT IN 1996  
5202 Al Jones Dr, Lots 30+31, 4162 SF  
1500 Lincoln Dr, Lots 50+51, 4400 SF \*\*\*BUILT IN 2001  
1512 Lincoln Dr, Lots 48+49, 4000 SF \*\*\*BUILT IN 1992  
1514 Lincoln Dr, Lots 46+47, 4086 SF  
1528 Lincoln Dr, Lots 36+37, 4000 SF

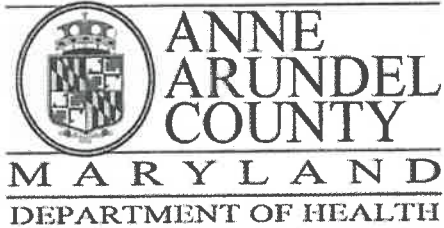
APP. EXHIBIT# 4  
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1500 Columbia Dr,  
Traffic Patterns





APP. EXHIBIT# 5  
CASE: 2024-0239-V  
DATE: 3/11/25



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: March 6, 2025

RE: Chessie Homes, LLC.  
1500 Columbia Drive  
Shady Side, MD 20764

NUMBER: 2024-0239-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a dwelling with less setbacks than required and on a lot with less width and area than required that was contiguous to and under the same ownership as one or more unimproved lots on January 1, 1987.

The proposed well location requires a MDE variance review. MDE requires a Building Permit and Well Permit Application before conducting the variance review. Thus, the Health Department does not have an approved plan for this project. The Health Department has no objection to the above referenced variance request so long as an MDE variance gets submitted and approved. The future building permit will not be approved by the Health Department unless MDE approves the variance request in writing.

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

cc: Sterling Seay