

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

**APPLICANT:** Chessie Homes, LLC

**ASSESSMENT DISTRICT:** 7

**CASE NUMBER:** 2024-0239-V

**COUNCILMANIC DISTRICT:** 7

**HEARING DATE:** March 11, 2025

**PREPARED BY:** Jennifer Lechner  
Planner



**REQUEST**

The applicant is requesting a 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, on property located at 1500 Columbia Drive in Shady Side.

**LOCATION AND DESCRIPTION OF SITE**

The subject site consists of 4,519 square feet of land, is located northeast of the intersection of Columbia Drive and Columbia Beach Road, and is identified as Lots 1 & 2 of Block 4 in the Columbia Beach subdivision, Parcel 338, Grid 24, Tax Map 69. The unimproved lots are zoned R2 – Residential District, lie entirely within the Chesapeake Bay Critical Area IDA – Intensely Developed Area, and are not served by public sewer or water.

**PROPOSAL**

The applicant proposes to construct a two-story single-family detached dwelling (22' by 43.5', with a maximum height of 32'), and associated improvements.

**REQUESTED VARIANCES**

§ 18-4-601 of the Anne Arundel County Zoning Code provides that a principal structure in an R2 District shall be set back a minimum of 30 feet from the front lot line, 25 feet from the rear lot line, 7 feet from the side lot line, and 20 feet from the corner side lot line.

The proposed dwelling would be constructed as close as 10 feet to the front lot line, as close as 17 feet to the rear lot line, as close as 3 feet to the side lot line, and as close as 18 feet to the corner side lot line, necessitating variances of 20 feet, 8 feet, 4 feet, and 2 feet, respectively.

§ 18-4-202 provides that a dwelling may be constructed on a lot that does not comply with the minimum area or dimensional requirements of the zoning district in which the lot is located if the lot complied with any applicable minimum area and dimensional requirements at the time it was created, except that if the lot is not served by public water and sewer, a dwelling may not be

constructed if the lot was contiguous to and under the same ownership as one or more unimproved lots on January 1, 1987.

The subject property is not served by public water, and was contiguous to unimproved Lots 3 & 4 which were under the same ownership as the subject lots on January 1, 1987, thereby necessitating a variance.

## **FINDINGS**

The subject property is irregularly shaped and is substandard at 4,519 square feet, with regard to the 15,000 square foot minimum area currently required for new lots served by public sewer in an R2 District. The Columbia Beach subdivision was platted in 1940, with many of the existing dwellings built in the 1940's and 1950's. A review of the County aerial photography shows that most of the homes in this community have been constructed on properties consisting of three or more originally-platted lots. In particular, the three dwellings to the rear of the subject property are three-lot properties. Of those dwellings located on properties consisting of just two lots, most are small, original cottages.

The applicant's letter indicates that the variance is necessary to avoid practical difficulties and to enable the applicant to develop the lot. The letter explains that the footprint of the dwelling has been designed to provide adequate setbacks to wells, space for off street parking, space for a deck, and enough space for a house typical for today's market. The applicant contends that the proposed 2-story elevation is typical of R2 development, with several of the surrounding homes located on 2 lots. The applicant further explains that Lots 1-4 had been owned by the same parties up until 2009, although Lots 1 & 2 (the subject lots) and Lots 3 & 4 (the contiguous lots) were deeded separately, with separate addresses and tax numbers, and that Lots 3 & 4 are not available to obtain at this time.

## **Agency Comments**

The **Health Department** noted that the proposed well location does not meet the required setback of 15 feet off the front property line, and that the existing neighboring wells will need to be field verified at the time of a building permit review.

The **Inspections & Permits Engineering Section** offers conditional approval of the variance request.<sup>1</sup>

The **OPZ Cultural Resources Section** does not oppose the variance application.<sup>2</sup>

## **Variance Criteria**

For the granting of a zoning variance, a determination must be made that, because of unique physical conditions, there is no reasonable possibility of developing the lot in strict conformance with the Code, or, because of exceptional circumstances other than financial considerations, the

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<sup>1</sup> Refer to the Inspections & Permits Engineering Section's comments for their detailed response.

<sup>2</sup> Refer to the OPZ Cultural Resources Section's comments for their detailed response.

granting of a variance is necessary to avoid practical difficulties or unnecessary hardship in the development of the lot.

The subject property was under common ownership with adjoining Lots 3 & 4, from 1953 to 2009 according to Deed records. If selling contiguous lots to different parties was sufficient to exempt properties from the requirements of Section 18-4-202 of the Code, the provision would have little value. Neither the subject lots' size nor that they remain as originally platted can be understood as either unique physical conditions or exceptional circumstances.

Also worth mentioning, at 3,940 square feet, the contiguous lots have less area than the subject property, and would likely also require the same variances in order to develop with their own dwelling.

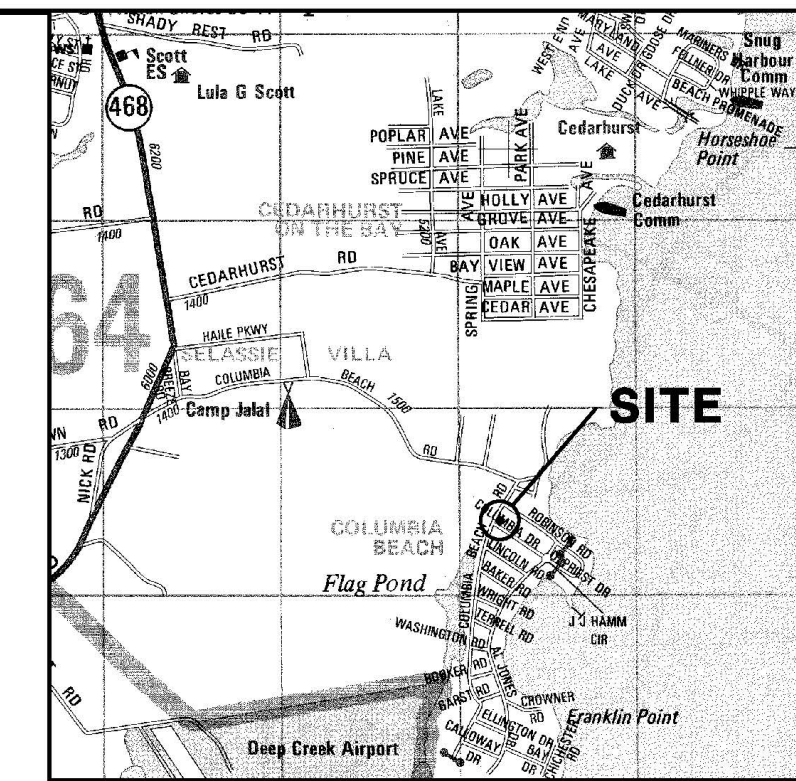
With regard to the requested setback variances, the applicant is attempting to make the lots fit the dwelling, rather than the dwelling fit the lots. While it may be argued that the proposed dwelling is typical for the R2 District, the subject property, at 4,519 square feet, is not. The applicant's proposal requires setback relief to all four property lines in order to fit the dwelling. It appears that no effort has been made to reduce the footprint to meet any of the required setbacks. Rather, the dwelling is situated between the existing wells and the proposed well, which the Health Department stated is too close to the front property line. In addition, having the eastern corner of the dwelling 10 feet from the property line, where cars are exiting the gated community, seems obtrusive and a possible hazard to motorists.

For the reasons stated above, the variance requests cannot be considered the minimum necessary to afford relief. The granting of the variance may alter the essential character of the neighborhood, may impair the appropriate use or development of adjacent properties, and may be detrimental to the public welfare.

### **RECOMMENDATION**

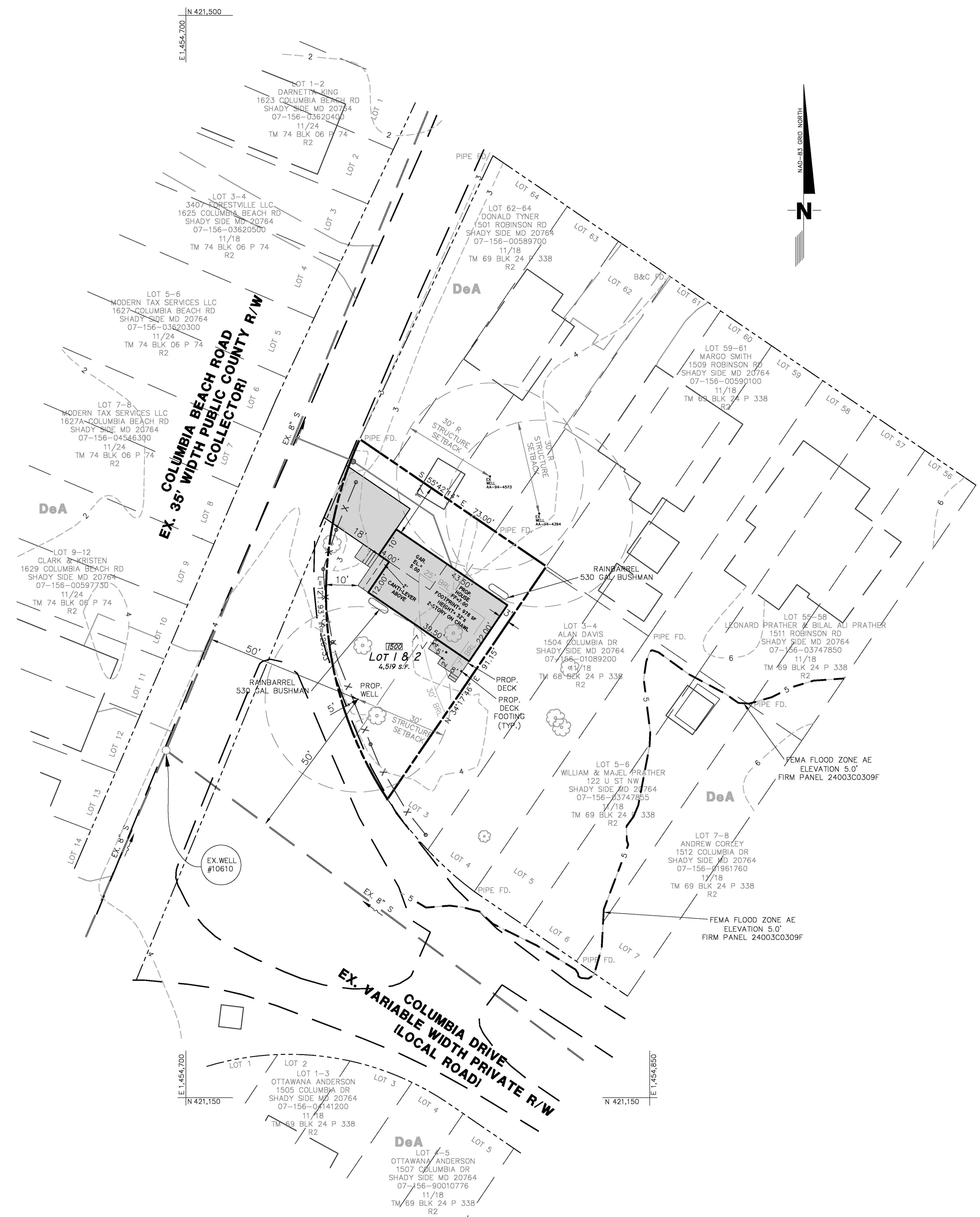
Based upon the standards set forth in Section 18-16-305 of the Code under which a variance may be granted, this Office recommends ***denial*** of a zoning variance to § 18-4-601 to allow a dwelling with less setbacks than required, and ***denial*** of a zoning variance to § 18-4-202 to allow a dwelling to be constructed on a substandard lot that was contiguous to and under the same ownership as another unimproved lot on January 1, 1987.

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.



**VICINITY MAP**

SCALE: 1" = 2,000'  
 Copyright ADC The Map People  
 Permitted Use Number 20403131



**PLAN:**  
 SCALE: 1"=20'

**SITE ANALYSIS**

1. EXISTING ZONING: R2
2. TOTAL SITE AREA: 4,519 s.f.
3. PROPOSED USE: 1 SINGLE FAMILY LOT

**NATURE OF VARIANCE**

1. A VARIANCE TO ARTICLE 18-4-601 OF 20' TO THE REQUIRED 30' FRONT LOT LINE SETBACK TO COLUMBIA DRIVE
2. A VARIANCE TO ARTICLE 18-4-601 OF 4' TO THE REQUIRED 7' SIDE LOT LINE SETBACK TO THE EASTERN PROPERTY LINE
3. A VARIANCE TO ARTICLE 18-4-601 OF 8' TO THE REQUIRED 25' REAR LOT LINE SETBACK TO THE NORTHERN PROPERTY LINE
4. 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

**OWNER/DEVELOPER:**  
 CHESSIE HOMES LLC  
 PO BOX 447  
 PASADENA, MD 21122  
 (P) (410)9876901  
 (E) MIKE@ANAREX.COM

#	REVISIONS:	APPROVED BY:	DATE:



SHEET 1 OF 1  
**VARIANCE PLAN**  
**COLUMBIA BEACH**  
 LOTS 1 & 2, BLOCK 4  
 1500 COLUMBIA DRIVE SHADY SIDE, MD 20764  
 GP#  
 TAX MAP 69 BLOCK 24 PARCEL 338 TAX ACCOUNT # 07-156-01087800  
 DATE: DECEMBER, 2024 ZONING: R2 ZIP CODE: 20764  
 SEVENTH ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND



303 Najoles Road - Suite 114  
Millersville, MD 21108

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

December 30, 2024

Ms. Sterling Seay  
Anne Arundel County  
Office of Planning and Zoning  
2664 Riva Road  
Annapolis MD 21401

**Re: Columbia Beach**  
**Lot 1 & 2, Block 4**  
T.M. 69 B. 24 P. 338

Dear Ms. Seay,

Please accept this as our formal variance request to the Zoning Regulations on behalf of our client. The variance requests are to Article 18, Section 4 – 601 of the R-2 Bulk Regulations of 20' to the required 30' front lot line setback, 4' to the required 7' side lot line setback to the Eastern property line, 8' to the required 25' rear lot line setback to the Northern Property line and 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.

We are requesting this variance to allow for a house to be built on an existing platted lot. The proposed house will be 2 stories tall (28'+/-) and 22' wide by 43.5' deep (978 sf footprint). The house will sit back 10' from the West lot line (front), 17' from the North lot line (rear) and 4' from the East lot line (side).

Explanation as required by Article 18, Section 16-305(a)

We believe the granting of these setback variances are warranted because of the unique physical conditions of the lot. Specifically, the lot is very uniquely pie-shaped and only 4,519 square feet, well under the R2 bulk regulations requirement of 15,000 square feet. With the front lot line being a curved shaped and two neighboring wells protruding roughly 17' onto the lot, there is no feasible way to build a dwelling on the property without a variance. Additionally, the subject is surrounded by clay sewers that have an enlarged 50' setback to the well. The building restriction lines leave a triangle shaped building box at only 412 square feet.

We believe the granting of the zoning variance to Article 18-4-202(b) is warranted due to exceptional circumstances other than financial considerations, the granting of the variance is necessary to avoid practical difficulties and to enable the applicant to develop the lot. Without this variance being approved, the lots would be considered unbuildable. As many lots as able to be combined by the applicant are being

combined in this application. The other lots needed to avoid this variance are not able to be acquired by the applicant at this time.

Explanation as required by Article 18, Section 16-305(c)

We believe the granting of these variances are warranted because the requested variance is the minimal necessary to afford relief based upon the size of the lot and the unique physical conditions, such as the shape, size and location. As noted above, the front lot line is rounded, creating a rounded setback to adhere to. The lot is also less than a third of typical lots in its zoning district. Lastly, due to the location, the lot is in a low lying area where a basement cannot be constructed. It is important to note a basement is not feasible and therefore a footprint size has been chosen to provide adequate setbacks to wells, adequate space for off street parking, adequate space for a deck and enough space for the house to be roughly 1,600 to 2,200 square feet which is typical of houses being built in today's market. Strict adherence to the setback and merger requirements will cause unwarranted hardship as these setbacks were implemented after the platting of these lots and denial of the variances would render the lots unbuildable. The granting of this variance will not alter the character of the neighborhood as the proposed house has a typical 2-story elevation from the road and is typical of R2 development, with several of the surrounding homes being located on 2 lot combinations. This variance will not impair the appropriate use or development of the surrounding property as it will not deny access or the possibility to build on neighboring lots. The granting of this variance will not be detrimental to the welfare of the public as stormwater management will be provided for flood protection from the new house.

In regard to the substandard lot variance (18-4-202(b)), the applicant is combining all available lots (Lots 1 & 2) to create the largest lot possible. Lots 3 & 4 would need to be added to avoid the merger variance, however, they are not available to be obtained at this time. Prior to 2009, these two combined lots were owned by the same parties. They were, however, fully separately deeded from 2009 to prior to 1987 (when the merger law went into place). 1504 Columbia (lots 3+4) was deeded on its own in 1948 at 480/350. 1500 Columbia was deeded on its own in 1953 at 802/485. Subsequently, the lots were never contained on the same actual deed, and always separated (with separate tax ids). There was never a movement by the prior owners to develop these lots, and they were separated in terms of owners unknowingly. There should be no fault to a property, when no action has ever occurred to it.

If you have any questions or need any additional information, please feel free to contact me at your convenience.

Sincerely,



Matthew R. Seiss, P.E.

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: 12/31/24

Tax Map #	Parcel #	Block #	Lot #	Section
69	338	24	1-2	4

**FOR RESUBMITTAL ONLY**

- Corrections
- Redesign
- No Change
- Non-Critical Area

\*Complete Only Page 1  
 General Project Information

Tax ID: 07-156-01087800

Project Name (site name, subdivision name, or other) COLUMBIA BEACH lots 1-2, Blk 4

Project location/Address 1500 COLUMBIA DRIVE

City SHADY SIDE Zip 20764

Local case number

Applicant: Last name SQUIRES First name KYLE

Company CHESSIE HOMES LLC

**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:

SINGLE FAMILY DWELLING

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		4,519
LDA Area		
RCA Area		
Total Area		4,519

Total Disturbed Area 

Acres	Sq Ft

# of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees		3263	Existing Lot Coverage		0
Created Forest/Woodland/Trees			New Lot Coverage		1,372
Removed Forest/Woodland/Trees		1,994	Removed Lot Coverage		0
			Total Lot Coverage		1,372

**VARIANCE INFORMATION (Check all that apply)**

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance			Buffer Forest Clearing		
Non-Buffer Disturbance			Mitigation		

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





CIVIL ENGINEERING SERVICES  
LAND SURVEYING

303 Najoles Road - Suite 114  
Millersville, MD 21108

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

# COLUMBIA BEACH

**Lots 1 & 2, Block 4**

1500 Columbia Drive Shady Side, MD 20764

Critical Area Report

December, 2024

## **INTRODUCTION**

The site is 0.10 acres in the Columbia Beach subdivision, known as Lots 1 & 2, Block 4 located at 1500 Columbia Drive Shady Side, MD 20764. The site is entirely within the Intensely Developed Area (IDA) of the Chesapeake Bay Critical Area.

## **PROPOSED USE**

The site is currently vacant and is being proposed as a single family detached dwelling site. The proposed house will be served by private well and public sewer.

## **EXISTING CONDITIONS & WOODLAND MITIGATION**

The site is currently vacant, is grass and has a few trees scattered throughout. The site currently has 3,263 sf of existing canopy with the proposed clearing being 1,994 square feet. The clearing is being minimized to only what is needed for construction and due to the IDA critical area designation, no mitigation is required.

## **WATER QUALITY & HABITAT IMPACT MINIMIZATION**

The site will have stormwater management as required by the County and State codes that will be reviewed and approved prior to work commencing. The stormwater management will provide the water quality volume as required by code. During construction, the entire site will be wrapped in silt fence and a stabilized construction entrance will be used to keep all sediment from leaving the site.

## **IMPERVIOUS CALCULATIONS**

The site currently has no impervious area. The site in the developed condition will have a lot coverage of 1,372 square feet.

## **FEMA FLOODPLAIN**

The site is entirely within Zone AE with a base flood elevation of 5.0' on FIRM map 24003C0328F.

**18-4-202-B. Deed history (Applies to lots contiguously owned past 01/01/1987) and explanation for variance request.**

\*\*\*Per 18-4-202-B, the subject lot is merged with 1504 Columbia Dr due to being two unimproved lots, that lack public water, and were owned by the same owner from a period of 01/01/1987-03/19/2009.

\*\*\*Since this contiguous ownership, the subject lot (1500 Columbia Dr) has gone through a tax sale and another transfer to be owned current day by Chessie Homes.

\*\*\*The applicant (Chessie homes) believes a variance to 18-4-202-b should be granted for the following reasons:

1. The subject lot was never owned on the same actual deed (at all times, they were on fully separate deeds). Additionally, even after the estate transfer (which is commonly done on one deed), the two lots were transferred via fully separate deeds. This shows the clear intent of the prior owners that these lots were bought as separate lots, and were intended to remain as separate lots.
2. No physical action was taken to the property, it was only sold. It is recognized for a self created hardship in law that for a self created hardship to exist, a physical action must be taken to the property.
3. It is unreasonable to expect one to be an expert in Real Estate law/code (referencing the prior owners), then fault those owners for a law that they were not aware of. There was no reasonable way that the prior owners would have known about this law, and they simply sold it to a buyer.
4. Denial of this variance would remove all reasonable use from the subject lot, being an unconstitutional taking.
5. Combinations of 2 lots to make one building lot is common in the subject community and a right observed by several other owners (see homes at 1518 Robinson Rd, 1631 Columbia Beach Rd, 1512+1514 Lincoln Rd).
6. All aspects of the code and neighboring homes were taken into account, with an satisfactorily reviewed well location by the health dept. Hence, it is not detrimental to public welfare.
7. Subject lot is taxed and viewed by the tax assessment office at full value, \$97,267.
8. Subject lot was formally subdivided in 1940, prior to zoning laws. Due to this, it does have legal building rights.
9. The owner of the adjoining lot at 1504 Columbia Dr was reached out to and would not respond in a request to purchase it. Hence, that is not a possibility.

**1500 Columbia Dr, deed history (SUBJECT LOT)**

Henrietta Bearfield to Rhuedine Davis, 12/09/1953, 802-405

LIBER 802 PAGE 485



THIS DEED, Made this 9<sup>th</sup> day of December in the year nineteen hundred and fifty-three, by HENRIETTA T. BEARFIELD, divorced of the City of Washington, District of Columbia, of the first part; and RHEUEDINE G. DAVIS, of the City of Washington, District of Columbia, of the second part.

WITNESSETH: That for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable considerations, the receipt thereof is hereby acknowledged, the said party of the first part, Henrietta T. Bearfield has bargained and sold and by these presents does hereby grant and convey unto the said party of the second part, Rhuedine G. Davis, her heirs and assigns, in fee simple, SUBJECT, NEVERTHELESS, to the conditions and restrictions hereinafter mentioned:

ALL those lots of ground situate, lying and being in the Seventh Election District of Anne Arundel County, State of Maryland, and described as follows; that is to say:

Lots Nos. ONE (1) and TWO(2) in Block No. Four (4) as shown on the plat entitled: "Columbia Beach", made by J. R. McCrone, Jr., Engineer, April, 1940, and duly recorded among the Plat Records of Anne Arundel County in Plat Cabinet No. 1, Rod A-9, Plat No. 9.

Being the same property conveyed to the said Henrietta T. Bearfield by Thomas C. Cope and Gertrude B. Cope, his wife, by Deed dated the 2nd day of July, 1948, and recorded among the Land Records of Anne Arundel County in Liber J.H.H. 480, folio 173.

BK 19567 PG C 263

NO CONSIDERATION TRANSFER  
NO TITLE EXAMINATION

TAX ID # 07-156-01087800

DEED

RECEIVED FOR RECORD  
ANNE ARUNDEL COUNTY CLERK

**This Deed of distribution**, made this 2nd day of October, 2007, by and between JANICE LILLIAN BOOKER, Personal Representative of the Estate of **Rhuedine G. Davis**, party of the first part; and OWEN W. DAVIS, and ALAN H. DAVIS, parties of the second part: Husband Son

**Whereas**, Rhuedine G. Davis died intestate in the City of Washington, Columbia, on the 4<sup>th</sup> day of March, 2005; and

TWP. FD. SURE \$ 20.00  
RECORDING FEE 20.00  
TOTAL 40.00  
Rest Adl Rcpt # 05666  
RFB LLS Bk # 258  
Oct 09 2007 12:46 PM

**Whereas**, on March 10, 2005, the Superior Court of the District of Columbia in its administration of the Estate of Rhuedine G. Davis to Janice Lillian Booker, the party of the first part, as the Personal Representative of the Estate of Rhuedine G. Davis, the decedent, in District of Columbia Administration Number 238-05; and

**Whereas**, the decedent, Rhuedine G. Davis, owned real property in the County of Anne Arundel, in the State of Maryland, at the time of her death; and

**Whereas**, Janice Lillian Booker, party of the first part, in her capacity as Personal Representative of the Estate of Rhuedine G. Davis, has full power and authority of law as the qualified foreign Personal Representative of the Estate of Rhuedine G. Davis, Anne Arundel County Foreign Estate Number 60982, to convey the decedent's interest in the hereinafter described property; and

**Witnesseth**, that in consideration of ZERO (\$0.00) DOLLARS, the said party of the first part hereby does grant and convey unto the parties of the second part, in Fee Simple, as **tenants in common**, and their heirs, personal representatives, and assigns, all that property, situate in the County of Anne Arundel, State of Maryland, and described as follows:

Lots Nos. ONE (1) and TWO (2) in Block No. Four (4) as shown on the plat entitled: "Columbia Beach", made by J. R. McCrone, Jr. Engineer, April, 1940, and duly recorded among the Plat Records of Anne Arundel County in Plat Cabinet No 1, Rod A-9, Plat No. 9.

The premises thereon being known as: 1500 Columbia Drive  
Shady Side, Maryland 20764

BEING the same land and premises described in Liber 802 at Folio 485, among the Land Records for Anne Arundel County, Maryland.

### QUIT CLAIM DEED

**THIS QUIT-CLAIM DEED**, dated March 19, 2009, by and between ALAN H. DAVIS (Son) and OWEN W. DAVIS (Father, Deceased), Tenants in Common, as Party of the first part, Grantor; and JORGE A. CASTRO, Party of the second part, Grantee; whereas Alan H. Davis, Party of the first part, has full power and authority of law to convey the interest in the hereinafter described property; and

The Party of the First Part, Grantor, for and in consideration of \$38,000.00, grants, conveys, releases, assigns and quitclaims to the Grantees, party of the second part, in Fee Simple, all that property situated in the County of Anne Arundel, State of Maryland, and described as follows:

*Grantors are residents of the state of Maryland. NB*

Lots Nos. ONE (1) and TWO (2) in Block No. Four (4) as shown on the plat entitled: "Columbia Beach", made by J.R. McCrone, Jr., Engineer, April, 1940, and duly recorded among the Plat Records of Anne Arundel County in Plat Cabinet No. 1, Rod A-9, Plat No. 9. Further shown in Liber RPD, No. 19567, Folio 263, one of the Land Record books for Anne Arundel County.

The premises thereon being known as:

1500 Columbia Drive  
Shady Side, Maryland 20764

IMP FD SURE \$	20.00
RECORDING FEE	28.00
TR TAX COUNTY	360.00
TR TAX STATE	130.00
TOTAL	618.00
Recd AM14	Recpt # 19897
RPD VJT	Bk # 3213
JUN 23 2009	03:36 PM

**Subject** to covenants, easements, conditions, 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, privilege, appurtenance and advantage thereunto belonging, or in anywise appertaining, unto and for the proper use, benefit and behalf of said parties of the second part, as tenants in common, in Fee Simple.

**And** the said party of the first part covenants that he will execute such other and further assurances of said land and premises as may from to time to time be requisite or necessary.

Witness his hand and seal of the Grantor, Party of first part, the day and year hereinbefore written.

RECEIVED FOR RECORD  
CIRCUIT COURT, A.A. COUNTY  
2009 JUN 23 11 25 AM

RECORDED  
INDEXED  
JUN 23 11 25 AM

Jorge Castro (via tax sale deed) to Insight Real Estate, 07/31/2024, 40623/216

BOOK: 40623 PAGE: 216

7156-0108-7800

08/01/24 08:26 AM C 0001 R 0003  
Val #: 0003-274294 \$182.00  
Deed - Recordation Tax - Mail  
Instrument Type: Deed

TAX SALE DEED

THIS DEED made this 31 day of July, 2024, by and between **BILLIE L. PENLEY, Controller for Anne Arundel County, Maryland, and Collector of Taxes for Anne Arundel County and the State of Maryland**, under and by virtue of the laws of the State of Maryland, party of the first part and **INSIGHT REAL ESTATE, LLC**, as party of the second part.

WHEREAS, by Order of the Circuit Court for Anne Arundel County, Maryland, entered on September 22, 2023, C-02-CV-23-000329: *Insight Real Estate, LLC vs. Jorge A. Castro, et al.*, it was ordered that the Controller, as the Collector of Taxes for Anne Arundel County and the State of Maryland, execute a deed of conveyance for the said party of the second part, namely, Insight Real Estate, LLC, or its assigns, pursuant to the provisions of the Tax-Property Article of the Annotated Code of Maryland.

NOW, THEREFORE, THIS DEED WITNESSETH, that for and in consideration of the sum of **TWENTY-FIVE THOUSAND SEVEN HUNDRED SIXTY-THREE AND 26/100 Dollars (\$25,763.26)**, and other good and sufficient consideration, the receipt and sufficiency of which is hereby acknowledged by the party of the first part prior to the execution and delivery hereof, the said party of the first part does convey unto the said party of the second part, in fee simple, the following described land and premises, situated in the 7<sup>th</sup> Election District of the County of Anne Arundel, State of Maryland, and known and distinguished as:

LTS 1 2 BK 4  
1500 COLUMBIA DR  
COLUMBIA BEACH

Tax ID: 7156-0108-7800

Property Address: 1500 Columbia Dr., Shady Side, MD 20764

TOGETHER with all and singular the ways, easements, rights, privileges, and appurtenances to the same belongings in or any wise appertaining to and all the estate, right, title, interest, and claim, either at law or in equity, or otherwise, of the said party of the first part, of, in or to or out of said land and premises free and clear of all alienations and descents of and encumbrances on said property occurring before the Order of the Court entered on September 22, 2023, except easements which said property is subject and of which said party of the second part have actual

Recorded by: STP 00  
Name: Insight Real  
LR - Deed (with Taxes) 40.00  
LR - Deed State  
Transfer Tax 128.82  
LR - NR Tax - lkd 0.00  
SubTotal: 188.82  
Total: 188.82  
08/02/2024 12:44  
CC02-RA  
#18312235 CC0501 -  
County/CC05.01.10 -  
Register 10

ACCT. 7156-0108-7800  
ALL REQUIRED LIENS ARE PAID AS  
OF 7/31/24 A.A. COUNTY  
BY: *Jorge Castro*



08/01/24 08:26  
Val #: 0003-274294

**BOOK: 40929 PAGE: 117**

Anne Arundel Cty Finance Office  
County Transfer Tax \$400.00  
County Recordation Tax \$280.00  
11/27/2024 12:21 PM DJB

Anne Arundel Cty Cir Crt  
IMP FD SURE \$40.00  
RECORDING FEE \$20.00  
TR TAX STATE \$200.00  
TOTAL \$260.00  
SAP sjc  
Dec 02, 2024 03:53 pm

**PARCEL NO.: 7-156-01087800**

**Title Insurance Underwriter: First American Title Insurance Company**

THIS DEED is made this 21<sup>st</sup> day of November, 2024, by and between **INSIGHT REAL ESTATE LLC**, a Maryland Limited Liability Company, party of the first part; and **CHESSIE HOMES LLC**, a Maryland Limited Liability Company, party of the second part.

WITNESSETH, that in consideration of the sum of FORTY THOUSAND AND 00/100 Dollars (\$40,000.00), the receipt of which is hereby acknowledged, the said party of the first part do grant and convey to the said party of the second part, as sole owner, in fee simple, all that lot of ground situate in Anne Arundel County, Maryland, and described as follows, that is to say:

Being known and designated as Lots 1 & 2, Block 4 as shown on a Plat entitled, "Columbia Beach" and recorded among the Plat Records of Anne Arundel County in Plat Book 11, folio 18.

**Property Address: 1500 Columbia Drive, Shady Side, MD 20764.**

Being the same property which by deed dated July 31, 2024, and recorded among the Land Records of Anne Arundel County, Maryland on August 2, 2024, in Liber 40623, in Folio 216, was granted and conveyed by Billie L. Penley, Controller of Taxes unto Insight Real Estate LLC, a Maryland Limited Liability Company.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said party of the second part, its personal representatives and assigns, in fee simple.

AND the said party of the first part covenants that it will warrant specially the property hereby conveyed and that they will execute such further assurances of said land as may be requisite.

ACCT. 07-156-01087800  
ALL REQUIRED LIENS ARE PAID  
AS OF 11-27-2024 A.A. COUNTY  
BY: DJB

\*\*\*Present date. Chessie Homes owned.\*\*\*



1504 Columbia Dr, deed history (adjoining merged lot)

Thomas and Gertrude Cope to Rhuedine Davis, 07/02/1948, 480-350



480 PAGE 350

THIS DEED, Made this second day of July in the

year nineteen hundred and forty-eight, by THOMAS C. COPE and GERTRUDE B. COPE, his wife, of the City of Washington, District of Columbia, of the first part; and RHUDINE G. DAVIS, of the City of Washington, District of Columbia, of the second part.

WITNESSETH: That for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable considerations, the receipt thereof is hereby acknowledged, the said parties of the first part, Thomas C. Cope and Gertrude B. Cope, his wife, have bargained and sold and by these presents do hereby grant and convey unto the said party of the second part, Rhudine G. Davis, her heirs and assigns, in fee simple; SUBJECT, NEVERTHELESS, to the conditions and restrictions hereinafter mentioned:

ALL these lots of ground situate, lying and being in the Seventh Election District of Anne Arundel County, State of Maryland, and described as follows, that is to say:

Lots Nos. THREE (3) and FOUR (4) in Block No. Four (4) as shown on the plat entitled: "Columbia Beach", made by J. R. McCrome, Jr., Engineer, April, 1940, and duly recorded among the Plat Records of Anne Arundel County in Plat Cabinet No. 1, Rod A-9, Plat No. 9.

Being a part of the same property conveyed to the said Thomas C. Cope and Gertrude B. Cope, his wife, by Columbia Beach, Incorporated, by Deed dated the 12th day of November, 1941, and recorded among the Land Records of Anne Arundel County in Liber J.H.H. No. 254, folio 173.

BK 19567PGC266

NO CONSIDERATION TRANSFER  
NO TITLE EXAMINATION

TAX ID # 07-156-01089200

DEED

2007 OCT -9 P 2:42  
RECEIVED FOR RECORD  
CIRCUIT COURT OF MARYLAND

**This Deed of distribution**, made this 2nd day of October, 2007, by and between JANICE LILLIAN BOOKER, Personal Representative of the Estate of **Rhuedine G. Davis**, party of the first part; and OWEN W. DAVIS, and ALAN H. DAVIS, parties of the second part: *Husband* *Son*

**Whereas**, Rhuedine G. Davis died intestate in the City of Washington, District of Columbia, on the 4<sup>th</sup> day of March, 2005; and

**Whereas**, on March 10, 2005, the Superior Court of the District of Columbia granted administration of the Estate of Rhuedine G. Davis to Janice Lillian Booker, the party of the first part, as the Personal Representative of the Estate of Rhuedine G. Davis, the decedent, in District of Columbia Administration Number 238-05; and

**Whereas**, the decedent, Rhuedine G. Davis, owned real property in the County of Anne Arundel, in the State of Maryland, at the time of her death; and

**Whereas**, Janice Lillian Booker, party of the first part, in her capacity as Personal Representative of the Estate of Rhuedine G. Davis, has full power and authority of law as the qualified foreign Personal Representative of the Estate of Rhuedine G. Davis, Anne Arundel County Foreign Estate Number 60982, to convey the decedent's interest in the described property; and

RECORDING FEE 28.00  
RECORDING FEE 28.00  
TOTAL 48.00  
Recd All Rcpt # 85667  
RPD LLS Bk # 268  
01/09/2007 12:48 PM

**Witnesseth**, that in consideration of ZERO (\$0.00) DOLLARS, the said first part hereby does grant and convey unto the parties of the second part, in Fee Simple, as **tenants in common**, and their heirs, personal representatives, and assigns, all that property, situate in the County of Anne Arundel, State of Maryland, and described as follows:

Lots Nos. THREE (3) and FOUR (4) in Block No. Four (4) as shown on the plat entitled: "Columbia Beach", made by J. R. McCrone, Jr. Engineer, April, 1940, and duly recorded among the Plat Records of Anne Arundel County in Plat Cabinet No 1, Rod A-9, Plat No. 9.

The premises thereon being known as: 1504 Columbia Drive  
Shady Side, Maryland 20764

BEING the same land and premises described in Liber 480 at Folio 350, among the Land Records for Anne Arundel County, Maryland.

BOOK: 32746 PAGE: 417

No Consideration Transfer  
No Title Examination

Tax ID# 07-156-01089200

### Quit Claim Deed

12/18/18 03:57 PM 0001 R 0003  
Val # : 0003-225889 \$0.00  
Deed - Recordation Tax - Exempt  
Instrument Type: Deed  
12/18/2018 03:57 PM 0001 R 0003  
Date available 03/06/2019  
DATE AVAILABLE 03/06/2019  
03/06/2019 03:57 PM 0001 R 0003  
DATE AVAILABLE 03/06/2019

THIS DEED OF DISTRIBUTION, made this 18 day of December 2018, by and between C. Hope Brown, personal representative of the ESTATE OF OWEN W. DAVIS, an Estate of the District of Columbia, party of the first part, and ALAN H. DAVIS, party of the second part.

LR - Deed (No-Taxes) 20.00  
Recording Fee 20.00  
Ref: C Hope Brown  
LR - Deed (No-Taxes) 40.00  
Surcharge 40.00  
SubTotal: 60.00  
Total: 60.00  
12/18/2018 03:49  
CC02-SH  
#11419440 CC0501 -  
Anne Arundel  
County/CC05 01.10 -  
Register 10

WHEREAS, OWEN W. DAVIS died testate in the City of Washington, District of Columbia on the 7<sup>th</sup> day of October 2007; and

WHEREAS, on January 20, 2011, the Superior Court of the District of Columbia, in administration of the ESTATE OF OWEN W. DAVIS to C. Hope Brown, the party of the first part, as the Personal Representative of the ESTATE OF OWEN W. DAVIS, the decedent, in the District of Columbia Administration Number 2007 ADM 1121; and

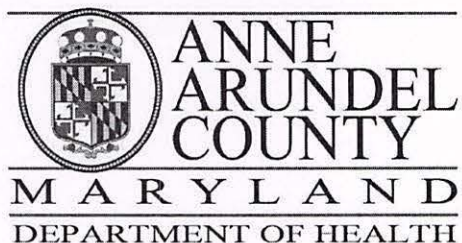
WHEREAS, the decedent Owen W. Davis owned real property in the County of Anne Arundel, in the State of Maryland, at the time of his death; and

WITNESSETH, that in consideration of ZERO (\$0.00) DOLLARS, the said party of the first part hereby does grant and convey its 50% interest held as a tenant in common, in fee simple, unto the party of the second part, his heirs, personal representatives, and assigns, all that property situate in the County of Anne Arundel, State of Maryland, and described as follows:

Lots numbered THREE (3) and FOUR (4) in Block No. Four (4) as shown on plat entitle: "Columbia Beach", made by J.R. McCrone, Jr. Engineer, April, 1940, and duly recorded among the Plat Records of Anne Arundel County in Plat cabinet No 1, Rod A-9, Plat No. 9.

The premises thereon being known as: 1504 Columbia Drive,  
Shady Side, Maryland 20764

\*\*\*Present date. Alan Davis owned.\*\*\*



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 "Be", written over the printed name of Brian Chew.

DATE: January 10, 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 does not meet the required setback of 15 feet off the front property line. The proposed well location will need to be revised. The existing neighboring wells will need to be field verified at the time of a building permit application.

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

cc: Sterling Seay

Task Details **Land P Engineering**

**Assigned Date**

01/09/2025

**Assigned to**

Natalie Norberg

**Current Status**

Complete w/ Comments

**Action By**

Natalie Norberg

**Comments**

1. Critical Area 10% Rule Calculations will be required with the Grading Permit. They must be included within the SWM Report.

2. It appears the neighbor's shed encroaches onto this property. Address this at Grading Permit.

3. Label the structures surrounding Lots 1 and 2. Address prior to Hearing, if possible.

4. If stormwater management is to change, the required setbacks to proposed and existing wells need to be met.

5. It appears the flare of the private road Columbia Drive leading to Columbia Beach Road is located on Lots 1 and 2. Rectify during Grading Permit review.

6. Why is Ex. Public Manhole #10610 labeled as an existing well? Address prior to hearing, if possible.

7. There are two rainwater harvesting devices proposed for this project. How is the water re-used and show the area of the dedicated use? For example, if the water is used for irrigation purposes, its area on the plan must be called out and should be that dedicated use. The water shall not cause downstream flooding or nuisance flooding to neighboring properties, please show and label.

8. Details of the pipes, and irrigation (if that is the dedicated use) should be on the plans for the benefit of the contractor, inspector, and owner.

9. The homeowner's responsibility vis-a-vis the maintenance and reconstruction of these practices should be considered in the design. These systems and appurtenances should be simple and easy to use and operate. If there are alternative methods to meet site requirements these should be evaluated.

10. Operation and Maintenance details are typically from the manufacturer. Add the manufacture's operation, maintenance, and construction details to the Grading Permit Plan set. The generic details from the state manual must be added to the plans too; however, they should be evaluated and revised if they do not apply to a particular system.

11. Identify the site outfall(s) to review the site plan and provide feedback regarding potential impact.

12. All stormwater conveyance systems shall be designed so that no building or habitable structure, either proposed or existing, is flooded or has water impounded against it during the 100-year storm event.

13. Ensure that any existing downstream flooding including nuisance flooding issues will be exacerbated by the proposed development.

14. Design professionals must review site runoff and potential (negative, adverse) impacts to neighboring properties and structures, due to changed grades/elevation on a proposed project.

15. The stormwater management Engineering design review approval for the site shall occur during Grading Permit.

16. Based on the plan provided, it appears that the property will be served by a public sewer and a private well.

17. The utilities for the site will be reviewed during Grading Permit review.

Determination/Recommendation – Based on the above review comments being addressed at Grading Permit, this office conditionally recommends variance approval from an Engineering and/or Utility review at this time.

**End Time**

**Due Date**

01/23/2025

**Assigned to Depart**

Engineering

**Status Date**

01/23/2025

**Overtime**

No

**Start Time**

**Hours Spent**

# 2024-0239-V

Menu Cancel Help

## Task Details **OPZ Cultural Resources**

### Assigned Date

01/02/2025

### Assigned to

Stacy Poulos

### Current Status

Complete w/ Comments

### Action By

Stacy Poulos

### Comments

The subject property is located within the historic Columbia Beach Survey District (AA-2538). Our office does not oppose the variance application, however, the development shall comply with Article 17-6-501 of the Code. Further review of the building/construction plans will be required to ensure compliance. If these plans are already prepared, the applicant is encouraged to submit them in advance to Ms. Darian Beverungen, Historic Sites Planner, at pzbeve19@aacounty.org for review.

### 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

### Task Specific Information

---

### Due Date

01/23/2025

### Assigned to Department

OPZ Cultural Resources

### Status Date

01/10/2025

### Overtime

No

### Start Time

### Hours Spent

0.0

### Action by Department

OPZ Cultural Resources

### Est. Completion Date

Display E-mail Address

Display Comments

### Expiration Date

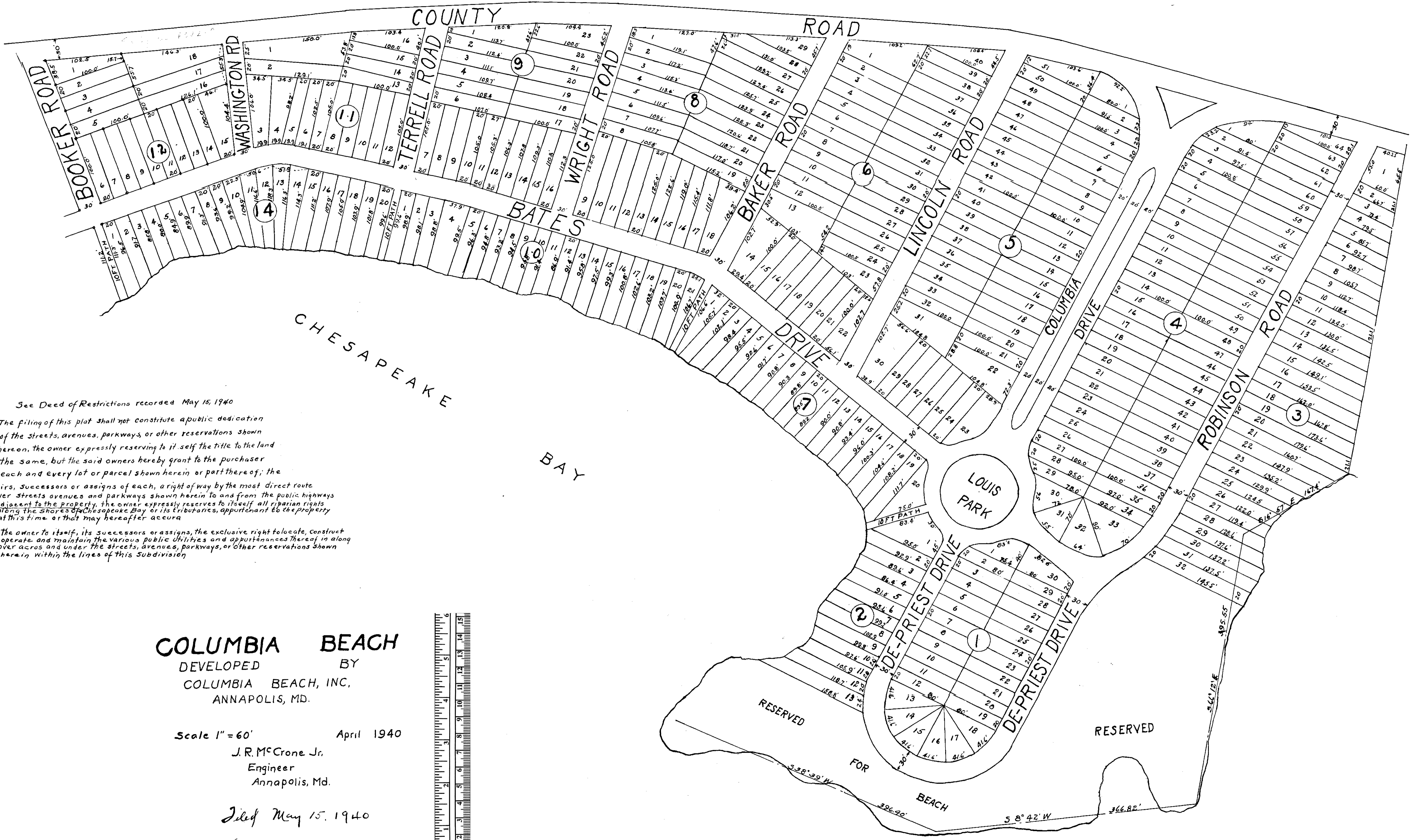
### Reviewer Phone Number

### Review Notes

### Reviewer Email

### Reviewer Name

COUNTY ROAD



CHESAPEAKE BAY

LOUIS PARK

RESERVED FOR BEACH

RESERVED

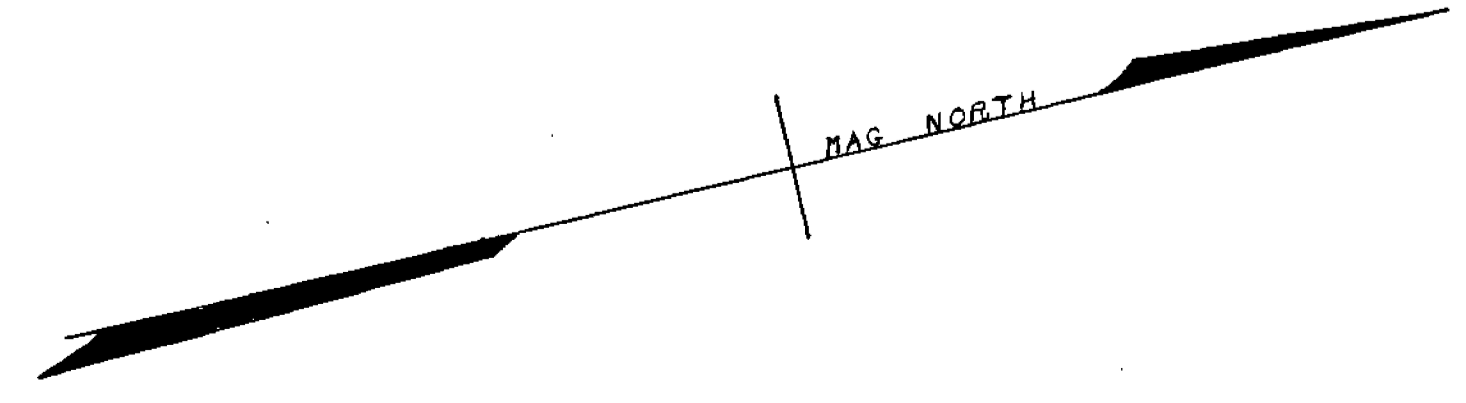
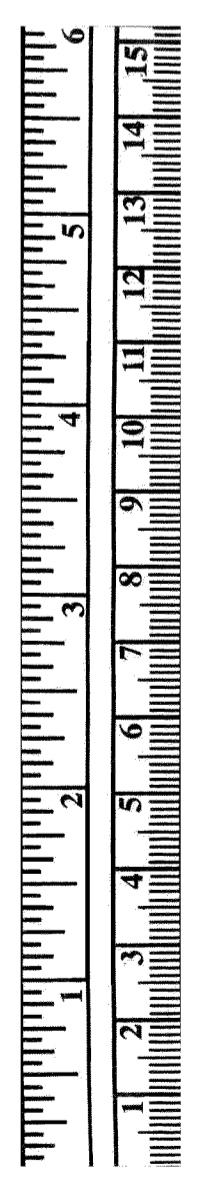
**COLUMBIA BEACH**  
 DEVELOPED BY  
 COLUMBIA BEACH, INC.  
 ANNAPOLIS, MD.

Scale 1" = 60' April 1940

J. R. McCrone Jr.  
 Engineer  
 Annapolis, Md.

Filed May 15, 1940

(70633)

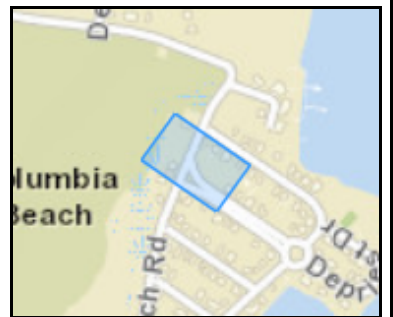


See Deed of Restrictions recorded May 15, 1940

The filing of this plat shall not constitute a public dedication of the streets, avenues, parkways, or other reservations shown hereon, the owner expressly reserving to it self the title to the land in the same, but the said owners hereby grant to the purchaser of each and every lot or parcel shown herein or part thereof; the heirs, successors or assigns of each, a right of way by the most direct route over streets avenues and parkways shown herein to and from the public highways adjacent to the property, the owner expressly reserves to itself all riparian rights along the shores of Chesapeake Bay or its tributaries, appurtenant to the property at this time or that may hereafter accrue

The owner to itself, its successors or assigns, the exclusive right to locate, construct operate and maintain the various public utilities and appurtenances thereof in along over across and under the streets, avenues, parkways, or other reservations shown herein within the lines of this Subdivision

1500 Columbia Dr, Lots 1 & 2 (2024-0239-V)



**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. none Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

0 35 70 ft

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes: