

William Harich
442 River Rd.
Arnold, MD 21012
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Re: 444 River Rd.
B02423545
Tax #300090012191

Dear Anne Arundel County building permit reviewers,

The following information is offered as justification for the variance request for the landing for 444 River Road in Arnold Maryland.

444 River Road is part of a small group of cottages built over 100 years ago. These cottages are less than 25 feet from the road/front property line either with their original entry or with front landings that have been enlarged.

In the case of 444 River Road, the front property line is listed as River Road. The current roadway is about five feet further away from the house than records indicate. Two mature oak trees straddle the original property line.

Making the entryway of the house accessible and safe is a priority. The current steps are unsafe and should not be used as they do not allow room for the front door to open while standing on the top step. The proposed front landing would project only 2 inches further than the existing concrete steps. This landing would be made of wood or composite material spaced to allow rainwater to pass through.

The supporting documents with this variance request include the administrative site plan, current deed, list of neighboring property owners, and Critical Area Report. I've included some basic information about the property below. Please contact me if you need any other details. I appreciate your time and consideration of this application.

Thank you for your consideration of my request.

Difference from the structure to the property lines:

Location	Existing	Proposed
Front	7'	6' 10"
Back	41'	39'
West Side	14'	14'
East Side	6'	6'

Other information:

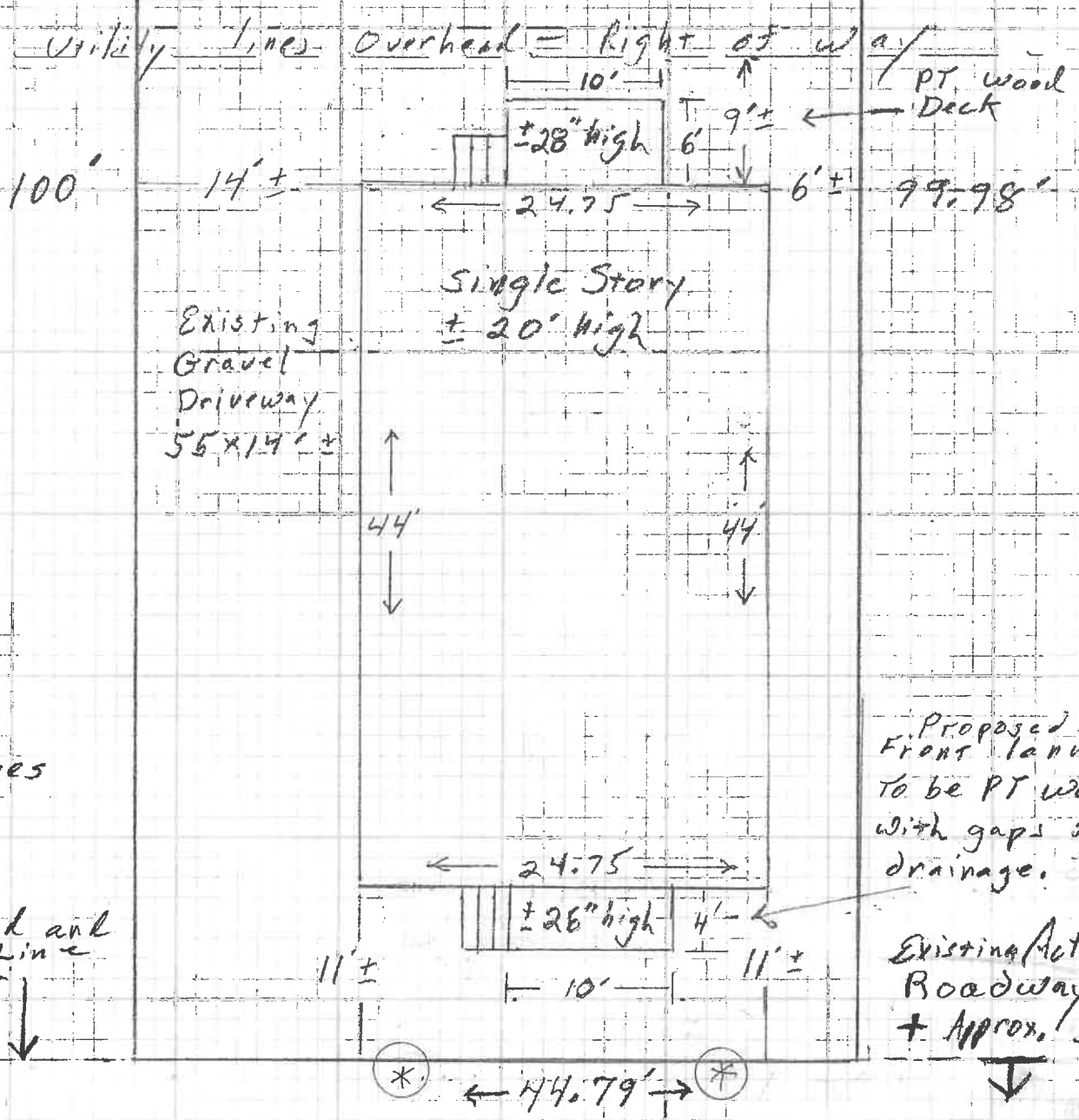
	Dimensions	Square Footage
Main Structure	44' by 24.75'	1089
Rear landing and steps	48" by 60"	32
Front landing and steps	48" by 46"	15
Height of house	Approx. 20'	
Distance from Magothy River	Approx. 325'	

444 River Rd
Arnold Md 21012

44.79'

Scale 1"=10'
Site Plan

W. Harich
BP Application
#B02423545



100'

Utility Lines Overhead = Right of Way

PT. wood Deck

±28" high

← 24.75 →

99.98'

Single Story
± 20' high

Existing Gravel Driveway
55 x 14 ±

44'

44'

← 24.75 →

±26" high

4' ←
11' ±

← 10' →

11' ±

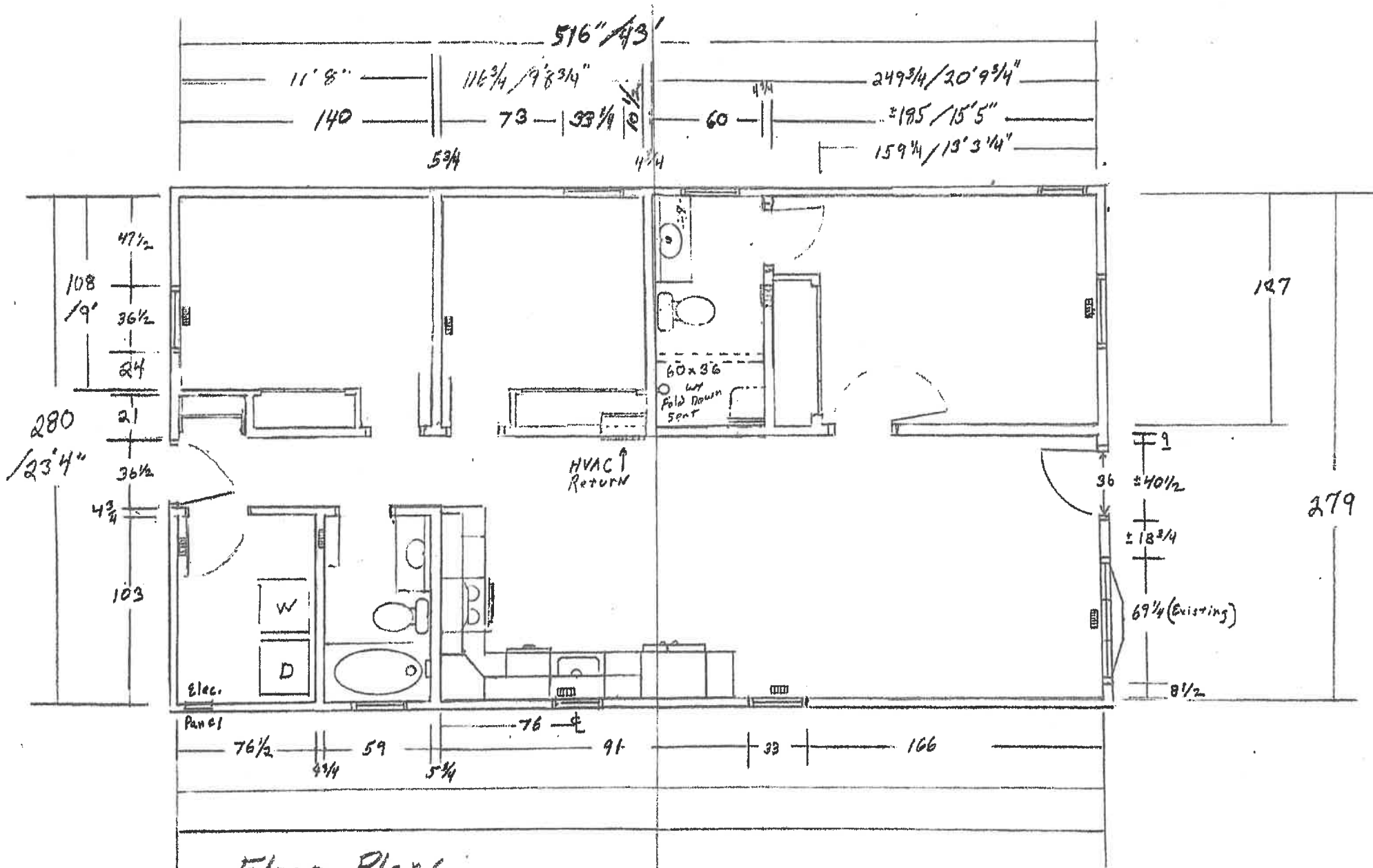
← 44.79' →

Proposed Front Landing
to be PT wood
with gaps for
drainage.

Existing Actual
Roadway =
± Approx. 5'

* Approx.
60' oak Trees

River Road and
Property Line
on Paper



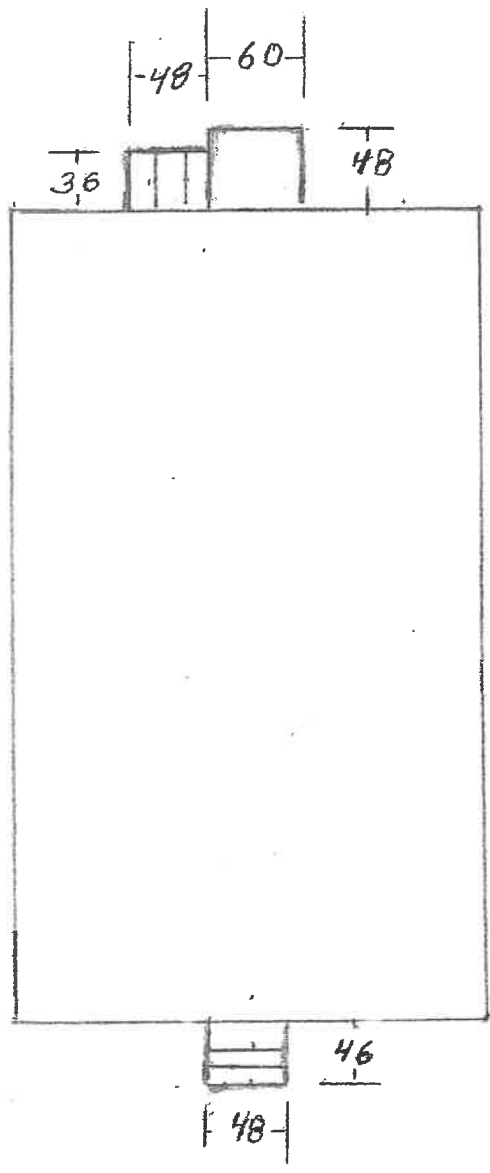
Floor Plans
 444 River Rd.

B02423545

02423545
44 River Rd.
V. Harich

1" = 10'

Site plan detail
Showing existing
masonry front and
rear landings and
steps we propose
to replace.



**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: 02/23/24

Tax Map #	Parcel #	Block #	Lot #	Section
<u>0032</u>	<u>0593</u>			

FOR RESUBMITTAL ONLY

Corrections

Redesign

No Change

Non-Critical Area

*Complete Only Page 1
General Project Information

Tax ID: 0300090012191

Project Name (site name, subdivision name, or other) Mago Vista

Project location/Address 444 River Road

City Arnold Zip 21012

Local case number B02423545

Applicant: Last name Harich First name William

Company _____

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:

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		4,479
LDA Area		
RCA Area		
Total Area		

Total Disturbed Area Acres Sq Ft **240**

of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees		2740	Existing Lot Coverage		1906.3
Created Forest/Woodland/Trees			New Lot Coverage		1859
Removed Forest/Woodland/Trees		12	Removed Lot Coverage		47.3
			Total Lot Coverage		1859

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

Property vegetation, impervious areas, mitigation

- Describe the proposed use of the subject property and include if the project is residential, commercial, industrial, or maritime.
 - Residential family dwelling
- Describe the type of predominant trees and shrubs on the subject property. Include a statement addressing the square footage of the property that is vegetated with trees and shrubs, how much of the property will be disturbed by the proposed development, and how the disturbance will be mitigated.
 - The property includes two mature oak trees and two evergreen shrubs in the front; six boxwoods in the backyard, and ten shrubs (undetermined type) in the side yard. Total square footage of trees and shrubs on our property is 2,740 square feet. Since the oak trees straddle the property line, we have included one half of the calculated square footage.
 - One evergreen shrub (12 square feet) in the front will need to be removed to make way for the larger landing making remaining vegetation square footage 2728 square feet. All other plants/trees will remain.
 - We will replant the displaced shrub on site.
- Describe the methods to minimize impacts on water quality and habitat from proposed construction (i.e. stormwater management, sediment control, and silt fence).
 - Impact on the environment will be minimized by hand digging and refilling the holes for the deck support posts. Runoff will be contained on this level sandy lot.
- Calculate the impervious surface before and after construction, including all structures, gravel areas, driveways, and concrete areas.
 - Impervious surface square footage:
 - Before – 1906.3 square feet
 - After – 1859 square feet
- If applicable, describe any habitat protection areas on the subject property including expanded buffers, steep slopes of 15% or greater, rare and endangered species, anadromous fish propagation waters, colonial waterbird nesting sites, historic waterfowl staging and concentration areas, riparian forests, natural heritage areas, and plant and wildlife habitats of local significance.
 - There are no habitat protection areas on this property