

APP. EXHIBIT# 1

CASE: 2023-0101-V

DATE: 8/31/23

ALISTER & JOAN BEL

Anne Arundel County Office of Administrative Hearings

Case No. 2023-0101-V

(1702 Vineyard Trail, Annapolis)

Thursday, August 31, 2023 at 11:00 pm

Hearing via Zoom Meeting

AFFIDAVIT OF POSTING

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

1. That I posted the notice signs on the property that is the subject of Case No. 2023-0101-V.
2. That the notice signs were posted on the 14th day of August, 2023.
3. The signs were posted as required by Anne Arundel County Code, §18-16-203(d).
4. That the location of the signs that I posted are as follows: ± 9'-0" OFF of the road frontage property line located at 1702 Vineyard Trail ANNAPOLIS, MD 21401 & as per picture attached.
6. That the photograph attached to this Affidavit of Posting is a true and accurate photograph of the notice sign that I posted on the property.

Signature of Affiant:

Mark T. Harpe

Date: 8-23-2023

Printed Name and Address of Affiant:

NAME: MARK T. HARPE
ADDRESS: P.O. Box 1041
SOLOMONS, MD 20688

SIGN

LEVEL

NOTICE

AN APPLICATION HAS BEEN FILED FOR USE VARIANCE TO
ALLOW A NON-ACCESSORY RESIDENTIAL
STORAGE BUILDING IN AN R1-RESIDENTIAL
DISTRICT WITH LESS SETBACKS THAN
REQUIRED AND WITH DISTURBANCE TO
SLOPES OF 15% OR GREATER.

LOCATION: 1702 VINEYARD TRAIL ANNAPOLIS

CASE NO: 2023-0101-V

JOAN BELL

PENDING A PUBLIC ZOOM MEETING. FOR INFO CONTACT
THE ZONING DIVISION AT 410-222-7437 OR VIEW WEBSITE
WWW.AACOUNTY.ORG/ADMINHEAR/INDEX.CFM

36"

38"

V

↓

APP. EXHIBIT# 2

CASE: 2023-0101-V

DATE: 8/31/23

In Re: Alister and Joan Bell
(1702 Vineyard Trail, Annapolis, MD)
Anne Arundel County Office of Administrative H
Case No. 2023-0101-V

Exterior Photos of Shed



1



2

In Re: Alister and Joan Bell
(1702 Vineyard Trail, Annapolis, MD)
Anne Arundel County Office of Administrative Hearings
Case No. 2023-0101-V

Exterior Photos of Shed



In Re: Alister and Joan Bell
(1702 Vineyard Trail, Annapolis, MD)
Anne Arundel County Office of Administrative Hearings
Case No. 2023-0101-V

Interior Photos of Shed



4



5

In Re: Alister and Joan Bell
(1702 Vineyard Trail, Annapolis, MD)
Anne Arundel County Office of Administrative Hearings
Case No. 2023-0101-V

Interior Photos of Shed



6



7



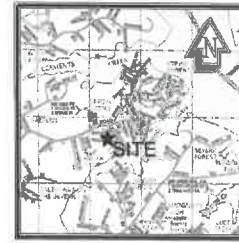


APP. EXHIBIT# 3
CASE: 2023-0101-V
DATE: 8/31/23

Photos 8/24/23



APP. EXHIBIT# 4
CASE: 2023-0101-V
DATE: 8/31/23



VICINITY MAP
SCALE: 1"=200'
COPYRIGHT ADD. THE MAP PEOPLE, BY PERMISSION
PERMIT USE NO. 0831200

Rev. No.	Date	By	Description
1	08/23/23	JAM	RESUBMITTED PER COMMENTS

George B. 2023
for information
All Rights Reserved

Warning: This document was prepared by a professional engineer licensed in the State of Maryland. It is intended to be used only for the project and site conditions for which it was prepared and for which it was intended to be used. It is not to be used for any other purpose without the written consent of the engineer.

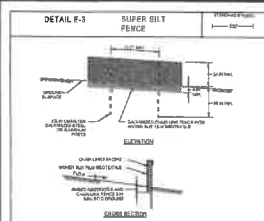
Bay Engineering Inc.
Engineers, Planners and Surveyors
2800 Lakeside Blvd., Suite 200
Annapolis, MD 21403
Phone: 410.293.8200
www.bayeng.com

Date	AUGUST 2023
Job Number	22-048
Scale	AS SHOWN
Drawn By	WJL
Approved By	T. MARTIN
Folder Reference	

STANDARD GRADING PLAN
THE LANDS OF

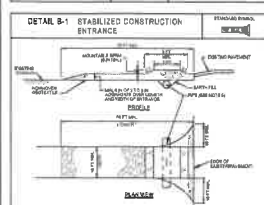
ALISTER W. & JOAN B. BELL
ANNAPOLIS, MARYLAND 21401
TAX ACT. NO.: 02-240-902519101
TAX MAP 45, GRID 3, PARCELS 42, LOTS 5-8, 11 & 12
SECOND DISTRICT, ANNE ARUNDEL COUNTY, MD

Sheet No. 1 OF 1



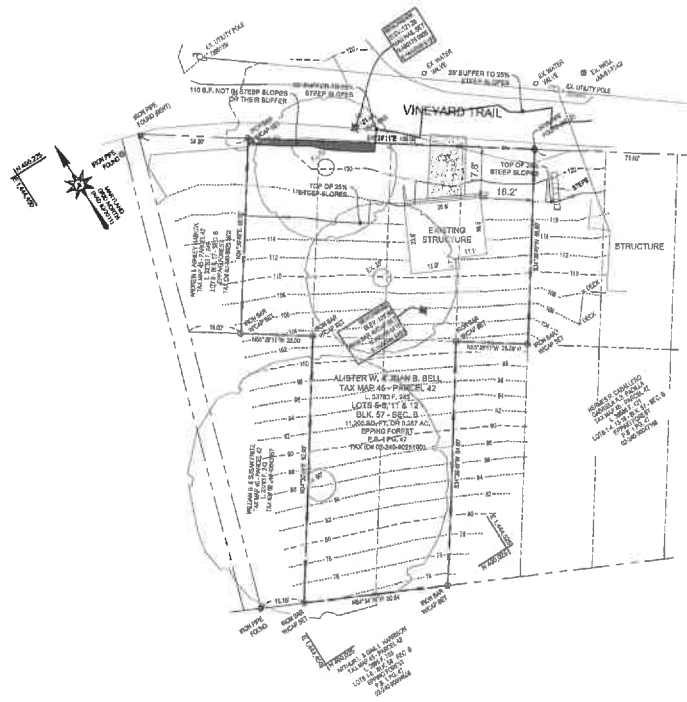
CONSTRUCTION SPECIFICATIONS

- INSTALL SUPER SILT FENCE AT THE POINTS OF SLOPE CHANGES AND AT POINTS WHERE THE SLOPE CHANGES FROM STEEP TO FLATTER.
- INSTALL SUPER SILT FENCE AT THE POINTS OF SLOPE CHANGES FROM FLATTER TO STEEP.
- INSTALL SUPER SILT FENCE AT THE POINTS OF SLOPE CHANGES FROM FLATTER TO FLATTER.
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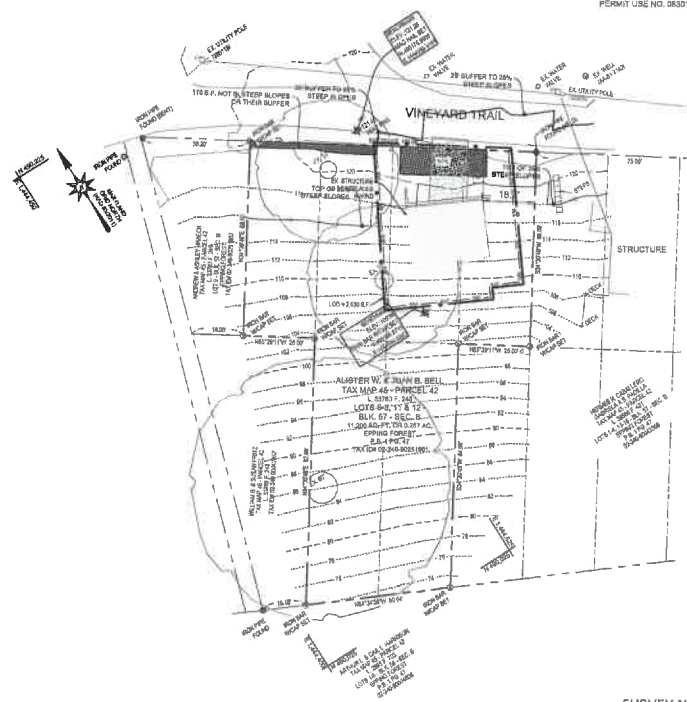


CONSTRUCTION SPECIFICATIONS

- INSTALL STABILIZED CONSTRUCTION ENTRANCE AT THE POINTS OF SLOPE CHANGES AND AT POINTS WHERE THE SLOPE CHANGES FROM STEEP TO FLATTER.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE AT THE POINTS OF SLOPE CHANGES FROM FLATTER TO STEEP.
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EXISTING CONDITIONS PLAN
SCALE: 1"=20'



PROPOSED CONDITIONS PLAN
SCALE: 1"=20'

OWNER: ALISTER & JOAN BELL
1704 MARSHALL COURT
ANNAPOLIS, MD 21401

CONSULTANT: BAY ENGINEERING, INC.
2800 LAKESIDE BLVD., BLDG. 500
ANNAPOLIS, MD 21401
410.293.8200
C/O MIKE NECKING

GENERAL NOTES

- THE PURPOSE OF THIS PLAN IS TO RAISE AND REINFORCE THE EXISTING STRUCTURE IN PAR. D.
- THE EXISTING ZONING OF THE SITE IS R1 RESIDENTIAL.
- THE SITE ADDRESS IS VINEYARD TRAIL, ANNAPOLIS, MD 21401.
- TAX ACCOUNT NO. 02-240-90251901.
- THE BIRTHDAY FEATURES AND TOPOGRAPHY SHOWN HEREON WERE TAKEN FROM A FIELD SURVEY PERFORMED BY BAY ENGINEERING, INC. IN NOVEMBER, 2022.
- THE SITE IS LOCATED WITHIN THE CHESEBROUGH BAY CRITICAL AREA (C.A. 24).

SURVEY NOTES

- THE BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON THE TRIANGULAR OBSERVATIONS UTILIZING THE SHASTNET GPS NETWORK. THE HORIZONTAL DATUM IS REFERENCED TO NAD 83 AND THE VERTICAL DATUM IS REFERENCED TO NAVD 83.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH MAY REVEAL EMBODIERS, TAXES OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT PROPERTY.

STORMWATER MANAGEMENT STATEMENT

THE PROPOSED IMPROVEMENTS ARE EXEMPT FROM STORMWATER MANAGEMENT IN ACCORDANCE WITH THE ANNE ARUNDEL COUNTY CODE ARTICLE 8, SECTION 4-101-02 DEVELOPMENT OTHER THAN A NEW SINGLE-FAMILY DETACHED DWELLING, THAT DOES NOT EXCEED OVER 600 SQUARE FEET OF LAND AREA.

CALL "MISS UTILITY"
TELEPHONE 1-800-287-7777
FOR UTILITY LOCATIONS AT
LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION.

PROPOSED LOT COVERAGE SUMMARY

DESCRIPTION	ASSG
EXISTING LOT AREA...	11,200 SF OR 0.257 AC
EXISTING LOT COVERAGE...	862 SF OR 0.020 AC
BREAKDOWN OF EXISTING LOT COVERAGE:	
- EXISTING STRUCTURE (BASED) + 273 SF	
TOTAL = 862 SF OR 0.020 AC	

SITE LEGEND

PROPERTY LINE	---	EXISTING TREE	○	PROPOSED LOT	---
EXISTING CONTOUR	---	EXISTING GRAVEL	▨	PROPOSED SUPER SILT FENCE	---
EXISTING TIE LINE	---			PROPOSED STRUCTURE	---
EXISTING FENCE	---				
EXISTING UTILITY POLE W/ OVERHEAD WIRE	---				

GRAPHIC SCALE 1"=20'

APP. EXHIBIT# 5
CASE: 2023-0101-V
DATE: 8/31/23

July 31, 2023

Hello Neighbors,

Greetings from Alister and Joan Bell. We are now getting ready for the variance hearing to replace the run-down shed at 1702 Vineyard Trail. Many of you will receive a formal notice about the hearing scheduled for August 31 at 11am via Zoom.

We are providing an architectural drawing of the new shed which will be an attractive structure on the same footprint as the existing shed. The shed will be used by us (not renters) for Alister's hobbies and interests in boats and antique lawn tractors, as well as storage for bicycles, car parts, garden tools, ladders, extra lumber, plywood and the like.

We hope you agree that the new shed will be a major improvement to the neighborhood and that you will support our request for variances with the County. We would very much appreciate it if you would be willing to send a letter of support to Holly Colby at the Office of Administrative Hearings by August 23. Her email address is zhcolb22@aacounty.org. We would also appreciate a copy of any letter that you submit (cc: twobells@comcast.net).

We are providing a sample letter for your convenience, although it's even better to use your own wording. Please contact us (see below) if you would like an electronic version in Word to customize and send via e-mail to Holly (or use her postal address included in the sample letter). Be sure to include your name, address, date and the case number which is: 2023-0101-V

Thank you for your patience as we work through the process to replace the old shed. We know many of you have gone through a similar process yourselves to obtain variances from the County and much appreciate your support. Please contact us if you have any questions and/or would like to look at the detailed architectural plans.

Sincerely,

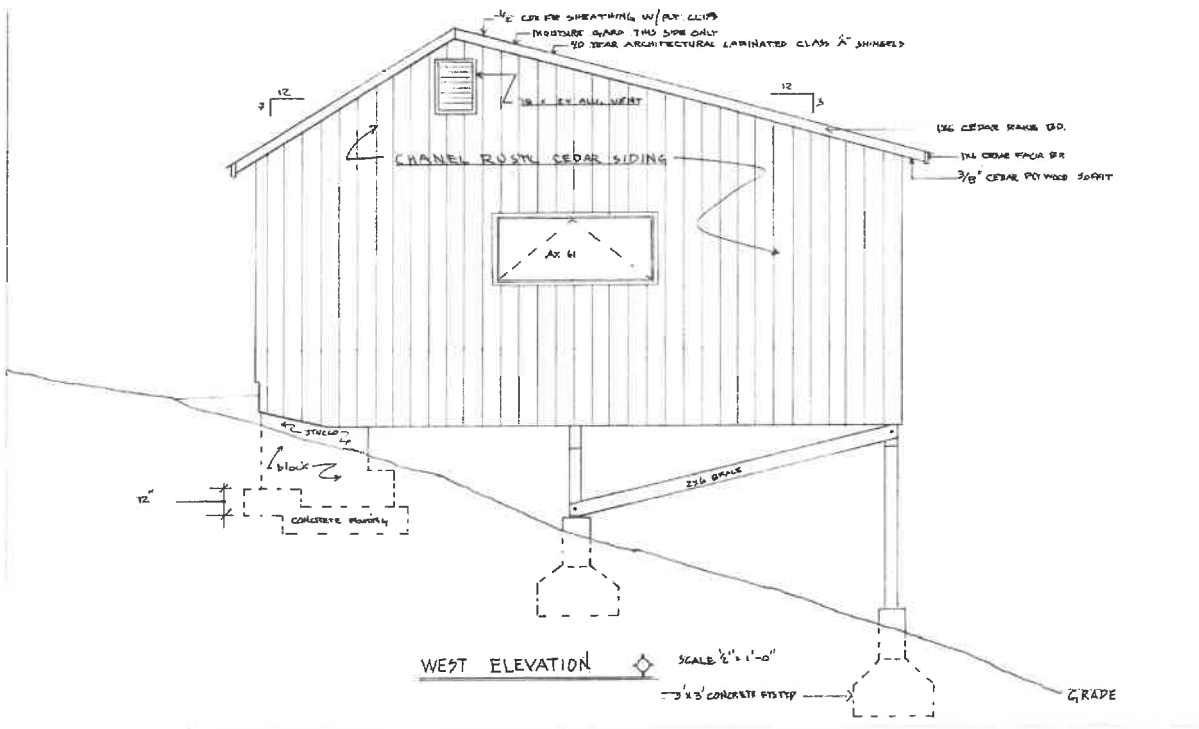
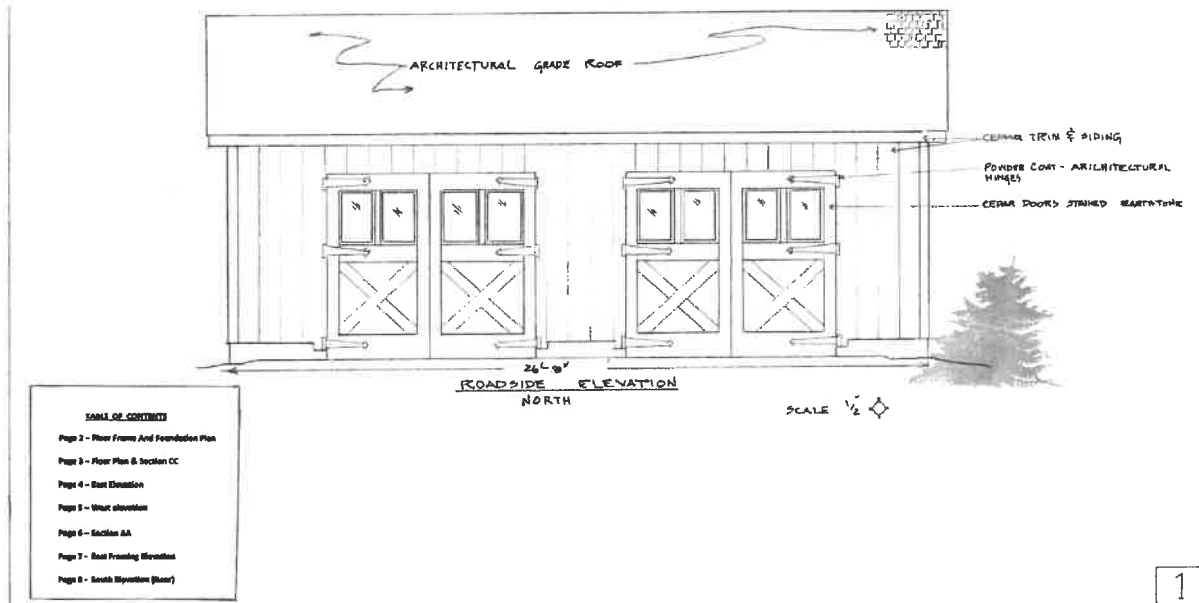
Alister and Joan Bell

twobells@comcast.net

410-353-3896

DRAWING OF BELL SHED AT 1702 VINEYARD TRAIL

CASE NUMBER 2023-0101-V



TO: Holly Colby, Office of Administrative Hearings
PO Box 2700, Annapolis, MD 21404
zhcolb22@aacounty.org

CASE NUMBER: Alister and Joan Bell/2023-0101-V/1702 Vineyard Trail

DATE:

I would like to express my support for the variance application filed by Alister and Joan Bell to replace the existing shed at 1702 Vineyard Trail. I have seen drawings for the well-designed and sturdy structure to replace the old dilapidated shed. The new shed will be a desirable improvement for our Epping Forest community.

I ask the Administrative Hearing Officer to approve the Bells' variance requests.

Regards,

(Name and Address)

[Send by August 23, 2023]