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June 8, 2022

Via US Mail
Anne Arundel County
Department of Planning and Zoning
2664 Riva Road
Annapolis, MD 21401

Re: Variance Application/Conditional Use
R5/Home Occupation
Letter of Explanation

Sir or Madam,

My office has been retained to assist Ms. Tiffany Biven and her husband Brian Biven with a variance application, attached hereto, to permit a home occupation pet care business on a property located in the R5 zone. The property, 806 Chestnut Tree Drive, lacks the twenty thousand square foot (20,000 sq ft) lot dimensions required to permit said requested conditional use therefor necessitating a variance.

Specifically, the property herein referenced is identified as follows:

806 Chestnut Tree Drive,
Annapolis, MD 21409
Tax Map: 40 Block: U Parcel: 23

A pet care business as a home occupation is specifically authorized pursuant to §18-10-122(xvi), and is classified as a conditional use within the R5 zone. Ms. Biven intends only to care for one or two pets (specifically dogs) at one time. Ms. Biven will provide pet care in accordance with the relevant County code, specifically:

Anne Arundel County Code – Article 12, Section 4-807 Pet Care Businesses (a) Generally. Each pet care business shall provide: (1) an exercise area of sufficient size to allow running, with sufficient fencing and a secure locking gate, kept clean, dry, and in a sanitary condition with adequate protection against weather extremes; (2) for overnight pet care, daily food, free of visible contamination, that is palatable and of sufficient quantity and quality to meet the normal nutrient requirements for the type, condition, and size of the animal; and (3) fresh water that is always available and that is kept in a removable vessel secured to prevent tipping.

Ms. Biven is limited to a maximum of four dogs (to include personal pets) for her property pursuant to County Code §18-4-104.

The current lot size of Ms. Biven's property is seventeen thousand, seven hundred sq ft. (17,700). She is requesting a variance to the twenty thousand square foot (20,000 sq ft) requirement for a pet care home occupation. The variance will total a downward deviation of two thousand, three hundred square feet (2,300 sq ft.) which should pose not negative impact upon the community at large.

Ms. Biven intends to comply with all other requirements for the operation of a home occupation and it is anticipated that the use will occupy no more than five hundred square feet (500 sq ft) of the principal residence which bears an overall square footage of two thousand, two hundred and eighteen square feet (2,218 sq ft)

All relevant documents, to include the application for conditional use, the application for variance, and the attendant site plan have been attached for your review and reference.

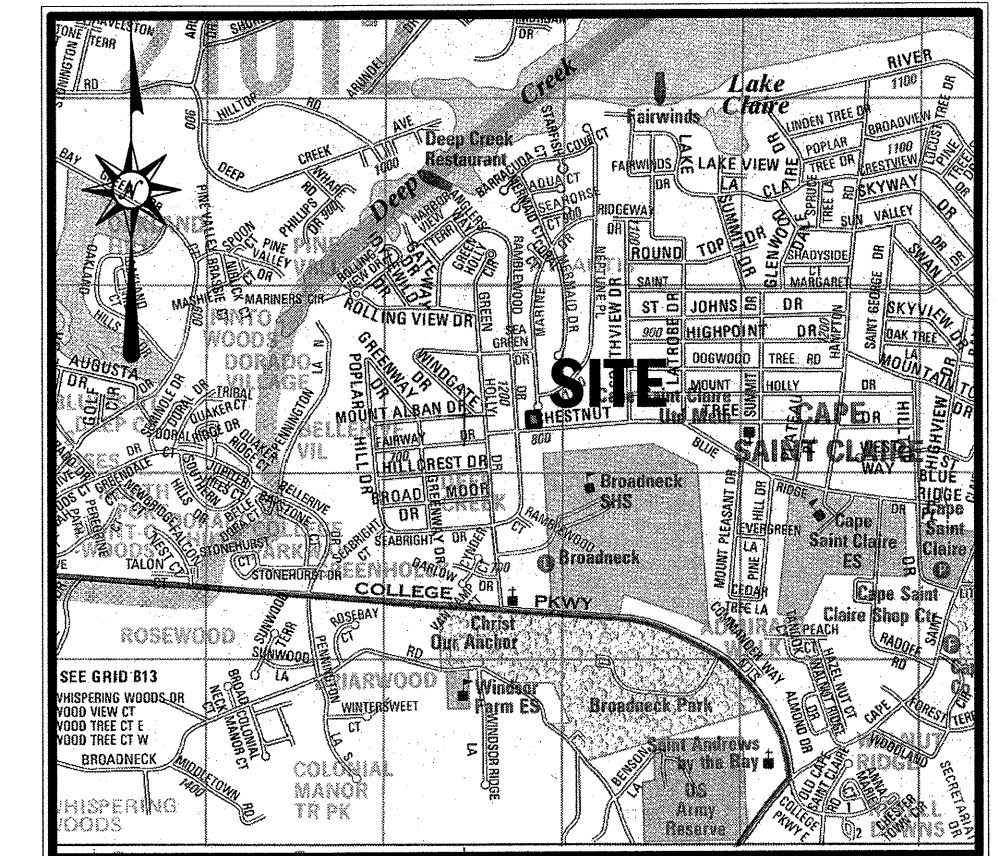
Please direct all correspondence regarding this matter directly to my office at my attention.

Sincerely,



Jonathon C. Scruggs
Attorney at Law

cc: Client



VICINITY MAP
SCALE: 1"=200'
COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NO. 08301200

GENERAL NOTES

1. THE PROPERTY IS KNOWN AS TAX MAP 40, GRID 10, PARCEL 23 LOTS # 1 AND 2 IN BLOCK U SECTION 2 CAPE ST. CLAIRE DEED L.28608, F. 169.
2. THE EXISTING ZONING OF THE SITE IS R5 (RESIDENTIAL).
3. THE SITE ADDRESS IS 806 CHESTNUT TREE DRIVE, ANNAPOLIS, MD 21409.
4. TAX ACCOUNT NO. 00-165-01964910.
5. THE EXISTING FEATURES AND TOPOGRAPHY SHOWN HEREON WERE TAKEN FROM ANNE ARUNDEL COUNTY DIGITAL FILES
6. THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA OR BOG PROTECTION AREAS.
7. THERE ARE NO STEEP SLOPES ON THE SUBJECT PROPERTY.

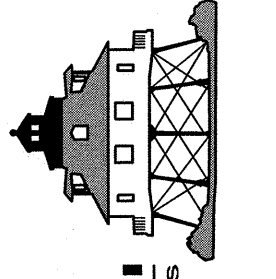
Rev. #	Date	Description

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer in the State of Maryland.

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License No. Exp./Renewal Date



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Date	NOVEMBER, 2022
Job Number	22-8723
Scale	1"=20'
Drawn By	J. L.S.
Approved By	M. MEEKINS
Folder Reference	

PRE-FILE ADMINISTRATIVE SITE PLAN

FOR
BRIAN M. & TIFFANY L. BIVEN

806 CHESTNUT TREE DRIVE, ANNAPOLIS, MD 21409
T.M. 40, GR. 10, P. 23
DEED L. 28608, F. 169
TAX ID #03-165-01964910
THIRD DISTRICT - ANNE ARUNDEL COUNTY



Zoning Enforcement Division
 2664 Riva Road, Annapolis, MD 21401
 MS 6250
 Telephone: (410) 222-7446

ZONING CERTIFICATE OF USE APPLICATION
For Home Occupation

OFFICIAL USE ONLY:

<input type="checkbox"/>	APPROVED
<input type="checkbox"/>	NOT APPROVED
Inspectors Initials:	
Comments:	

1. Business Trade Name: _____
 2. Business Operator/Owner: TIFFANY BIVEN
 3. Business Mailing Address: 806 CHESTNUT TREE DRIVE, ANNAPOLIS, MD 21049
 4. Business Premises Address: 806 CHESTNUT TREE DRIVE, ANNAPOLIS, MD 21049
 5. Nearest Cross Street: RAMBLEWOOD DRIVE
 6. Property/Structure Owner: SINGLE FAMILY/TIFFANY BIVEN & BRIAN
 7. Type of Business: PET CARE BUSINESS Work # () _____ Home # (443) 714-1900
 8. Anne Arundel County Property Tax Account Number: 03 - 165 - 01964
- Acreage .40 Building Dimensions 2218 SF Area Usage 500SF

[A] FOR HOME OCCUPATIONS ONLY:

AFFIDAVIT OF UNDERSTANDING

I (We) am/are fully aware of limitation set forth in the Zoning Ordinance of Anne Arundel County with respect to the operation of Home Occupations. I agree to keep the property free from zoning violations and also understand that per the Anne Arundel Code Article 18, Section 2-202, my Zoning Certificate of use continues in force only so long as the use of the property is in complete conformity with the provisions of Article 18 (Zoning). These limitations Include:

- *Uses are limited to Beauty salons, Professional offices, in home daycares and other* approved uses**
- *The use may be within the dwelling unit*
- *Must not exceed 25% of floor area of the dwelling*
- *The operator must be a resident of the dwelling*
- *Only 1 employee who is a non-resident may be employed*
- *The sale or rental goods not produced on the premises is prohibited*
- *Outside storage is prohibited*

Signature: Tiffany Biven Date: 02/01/2023
 Print Name: TIFFANY BIVEN

*** Contact the zoning enforcement department for further details**

[B] FOR WHOLESALE VEHICLES DEALERS ONLY:

AFFIDAVIT OF UNDERSTANDING

I (We) am/are fully aware that the issuance of a Zoning Certificate of Use for a wholesale vehicle dealer is strictly for an Office Only. My property is zoned residential, which DOES NOT permit the storage of any vehicles, for any period of time, in relation to my business. I fully understand that I am bonded by this limitation and the aforementioned Certificate is subject to revocation if (we) are found to be in violation. If we are going to store any vehicles, we will provide a letter that authorizes the use of a commercial (C4) property.

Signature: _____ Date: _____
 Print Name: _____

****Note: Site development plans are required for all home occupations, site development plans must included a floor plan of the structure with dimensions and the area of the of the occupation clearly marked. ENCLOSE CHECK FOR \$50.00 MADE PAYABLE TO "Anne Arundel County" Please contact us with questions incomplete applications will be returned***

I have Included the Required Site Plan: Signature: Tiffany Biven Date: 02/01/2023