

For Office Use Only

CASE # _____

FEE PAID _____

DATE _____



For Office Use Only

ZONE _____

CRITICAL AREA: IDA ___ LDA ___ RCA ___

BMA: Yes ___ No ___

NO. OF SIGNS _____

VARIANCE APPLICATION

NOTE: This form can be downloaded to your computer and filled out utilizing Adobe Reader (or similar product). It can also be printed and filled out by hand.

Applicant(s): A. Ray Martin
(Applicant must have a financial, contractual, or proprietary interest in the property)

Property Address: 1561 Matthews Town Rd Hanover MD 21076

Property Location: 149.50 feet of frontage on the (NSE) side of Matthews Town Rd ;
(Enter Street Name)
149.0 feet (NSE) of (Nearest intersecting street) Ridge Chapel Rd .
(Enter Street Name)

12-digit Tax Account Number _____ Tax District (_____) Council District (_____)

Waterfront Lot: Y N Corner Lot: Y N Deed Title Reference _____

Zoning District _____ Lot # _____ Tax Map 14 Block/Grid 3 Parcel 549

Area .5 acres (Sq Ft, or Acres) Subdivision Name _____

Description of Proposed Project and Variance Requested (Brief, detail fully in letter of explanation)

Living room addition to Southwest side of dwelling
6 1/2 feet needed for West side of addition.

The applicant hereby certifies that he or she has a financial, contractual, or proprietary interest in the property; that he or she is authorized to make this application; that the information shown on this application is correct; and that he or she will comply with all applicable regulations of Anne Arundel County, Maryland.

Applicant's Signature Wayne Ditt Owner's Signature A. Ray Martin

Print Name Wayne Ditt Print Name A. Ray Martin

Mailing Address 7677 Ridge Chapel Rd Mailing Address 1561 Matthews Town Rd

City, State, Zip Hanover, Md 21076 City, State, Zip Hanover MD 21076

Work Phone 410.977.7544 Work Phone _____

Home Phone SAME Home Phone _____

Cell Phone SAME - 410.977.7544 Cell Phone 240 463 0677

Email Address dittanjo@hotmail.com Email Address massaviator@gmail.com

*** Below For Office Use Only ***

Application accepted by Anne Arundel County Office of Planning and Zoning: _____
Initials Date

Variance to _____

Variance Request

Owner: A. Ray Martin
Project: 2 hands
Address: 1561 MatthewsTown Rd
Hanover, MD 21076

I. Wrong focus

As a do-it-yourself property owner with one short life to live, I get over zealous and focused on necessities of life. It is easier to lay a concrete block than to spend one's life doing paperwork. But, paperwork is also a necessity of modern life.

I only have 2 hands to complete my project.

Mistakenly thought I was in compliance with setback requirements.

The foundation has been sitting there for 20 years – has been a sunken garden area, stone laid flower beds, and trees and shrubbery.

Wanted to enclose the area for a geo-furnace for environmental responsibility. Got too focused on this facet of life and left some other facets slip.

II. Stop work

A stop work was issued on 18 November 2022. See attached.

All focus and effort is now into getting corrections in place.

Survey (complete)

Impervious surface (in progress)

Structural engineering (working toward)

Permits (working toward)

But, first a small variance request.

III. Description, necessity, and use of addition

The purpose of the addition is to gain better environmental control of the dwelling.

The addition consists of 4 parts:

1) stairways

2) basement

 geo-furnace

 water heating

 hot tub for physical therapy

3) living room

4) reading loft

The addition only affects the greater good of the community in a positive way.

For the greater good, the nature of the community is improved. The dwelling becomes a perfected asset to the essence of the community, a positive asset. The stone laid face when perfected continues with the rural naturalness of the community.

IV. No negative impacts

The property is difficult for making the plan work.

The property as purchased was not an acre – grandfather'd half acre with R1 setbacks.

The narrowness and the topology of the property are quite limiting and difficult.

Being a corner lot - bordered by 2 roads – further extends the difficulty to make a plan work.

The caddy cornered placement of existing house forces a plan toward the property boundaries.

The above noted difficulties create exceptional circumstances. But in the face of these difficulties, the project needs to be perfected - brought to a completed solution for the good of the community.

The project considers the following:

a) does not alter character of neighborhood

b) does not impair neighbors' use of their property

c) does not impair line-of-sight for vehicles and pedestrians

d) not detrimental to public welfare

- no sidewalk

- no trail

- no natural use by public

V. Adversity, hardship, and detrimental effect of demolition

The structure is sound and solidly constructed. It will be necessary to saw the concrete to remove the wall. This is less than beneficial to the neighbors and surroundings with the concrete dust and noise emanating from the sawing.

The difficulty for safety from collapse from demolition if required is an extreme hardship and will not allow for perfecting the dwelling.

The lost of quality materials and quality construction will be a great adversity for the one builder – there are only 2 hands performing the work of the project.

2 hands to build, 2 hands to demolish – time and one life to live, as one ages the perfection of the project becomes more difficult.

The perfection of the project is not an easy task particularly for an individual.

VI. Deed

attached

VII. Addresses of 2 adjacent properties

Cesar Alarcon

1562 MatthewsTown Rd

Hanover, MD 21076

Raymond Miller

1557 MatthewsTown Rd

Hanover, MD 21076

SITE INFORMATION

- TAX MAP REFERENCE:
TAX MAP 0014, GRID 0003, PARCEL 0549
TAX ACCOUNT No.: 04-000-06391000
AND DESCRIBED IN LIBER 9438 AT FOLIO 338.
PREMISE ADDRESS:
1561 MATTHEWS TOWN ROAD
HANOVER, MD 21076
OWNER/DEVELOPER/APPLICANT:
A. RAY MARTIN
1561 MATTHEWS TOWN ROAD, HANOVER, MD 21076
PHONE: 240-463-0677
EMAIL: marsaviator@gmail.com
- DESIGN CONSULTANT:
CLOVERLEA LAND SURVEYS, INC.
PO BOX 4430
ANNAPOLIS, MD 21403
PHONE: 443-994-3157
EMAIL: cloverleals@comcast.net
- ZONING CLASSIFICATION: R1
MINIMUM BUILDING SETBACKS:
FRONT: 40'
SIDES: 15'
40' CORNER LOT ON ROAD SIDE
40' MINIMUM TOTAL FOR BOTH SIDES
REAR: 35'
MAX. COVERAGE: 25%
- THIS PLAN IS REFERENCED TO THE HORIZONTAL DATUM OF THE ADJOINING SUBDIVISION KNOWN AS "BERRY ACRES" AND RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MD IN PLAT BOOK 188 AT PAGE 48.
- THIS SITE LIES COMPLETELY WITHIN FLOOD ZONE 'X' (OUTSIDE) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) No. 24003C0040E, EFFECTIVE DATE OCTOBER 16, 2012.
- NO PORTION OF THIS SITE LIES WITHIN THE CHEASPEAKE BAY CRITICAL AREA.
- THE EXISTING DWELLING IS SERVED BY PUBLIC SEWER AND PUBLIC WATER SERVICE.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. IT MAY NOT SHOW EVERY MATTER AFFECTING OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP ON USE OF THE PROPERTY.
- UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED ON AVAILABLE PUBLIC RECORDS AND VISIBLE SURFACE EVIDENCE. NO SUBSURFACE EXPLORATION HAS BEEN PERFORMED FOR VERIFICATION.

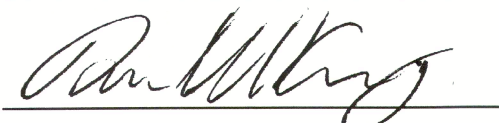
CONSTRUCTION NOTES:

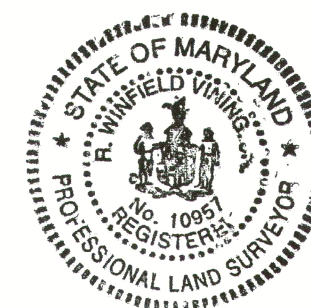
- EXISTING PLAN ITEMS DENOTED BY ATERISK (*) ARE TO BE REMOVED IN ACCORDANCE WITH THE ARCHITECTURAL PLAN SEQUENCE OF CONSTRUCTION.
- REINFORCED SILT FENCE SHALL BE INSTALLED IN ACCORDANCE WITH ANNE ARUNDEL SOIL CONSERVATION DISTRICT 2015 DETAIL "REINFORCED SILT FENCE".
- STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED ACCORDING TO DETAIL B-1 "STABILIZED CONSTRUCTION ENTRANCE" FROM THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION. CALL MISS UTILITY AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.

SURVEYOR'S CERTIFICATE

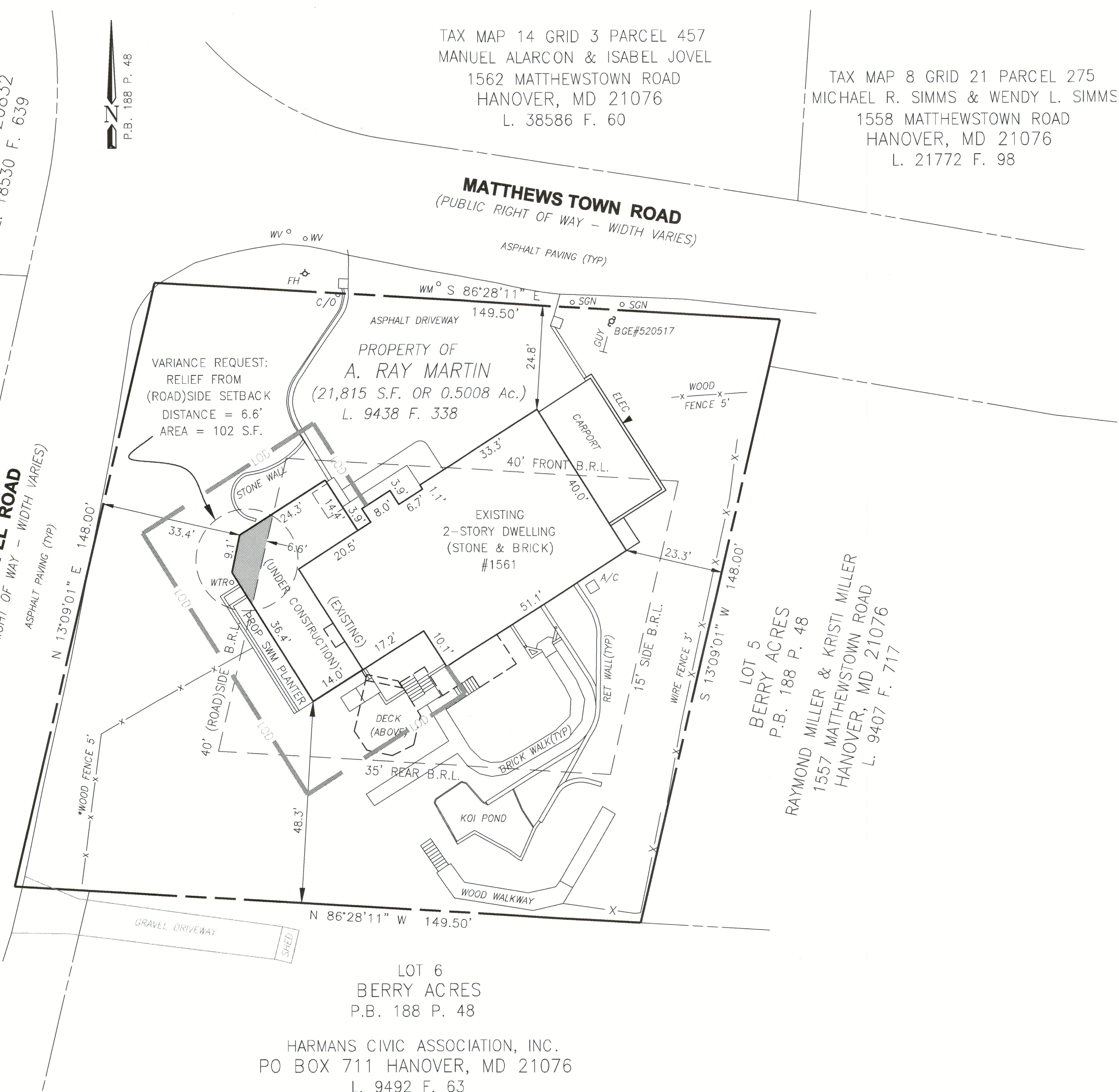
I hereby certify that the plan shown hereon is correct and that it is based on a field survey conducted under my direct supervision. It has been prepared to address the site design requirements for a residential dwelling addition not requiring a site grading plan. No title report was provided or reviewed in the preparation of this plat. As such, there may be easements or encumbrances affecting the use of this land that are not shown hereon.

June 14, 2023
Date


CLOVERLEA LAND SURVEYS, INC.
R. WINFIELD VINING, JR.
PROFESSIONAL LAND SURVEYOR
MD REG. No.: 10957



SITE PLAN FOR BUILDING ADDITION
PROPERTY OF
A. RAY MARTIN
AS DESCRIBED IN
LIBER 9438 AT FOLIO 338
FOURTH (4th) ASSESSMENT DISTRICT
ANNE ARUNDEL COUNTY, MARYLAND
FEBRUARY 2023 - SCALE 1" = 20'



AREA TABULATIONS

TOTAL DISTURBED AREA (L.O.D):	2890 S.F. OR 0.0663 Ac.	PROPOSED BUILDING COVER:	
EXISTING BUILDING COVER:		EXISTING DWELLING:	2,547 S.F.
EXISTING DWELLING:	2,547 S.F.	EXISTING CARPORT:	504 S.F.
EXISTING CARPORT:	504 S.F.	PROPOSED ADDITION:	818 S.F.
TOTAL:	3,051 S.F.	TOTAL:	3,869 S.F. OR 0.0888 Ac.
			OR 17.7% OF TOTAL LOT AREA



IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.

Cloverlea Land Surveys, Inc.

LAND SURVEYING - SITE PLANNING - CAD DRAFTSMEN
PO BOX 4430 - ANNAPOLIS, MD 21403
OFFICE (443) 203-2400 FAX (443) 458-0684

First floor addition



Existing house

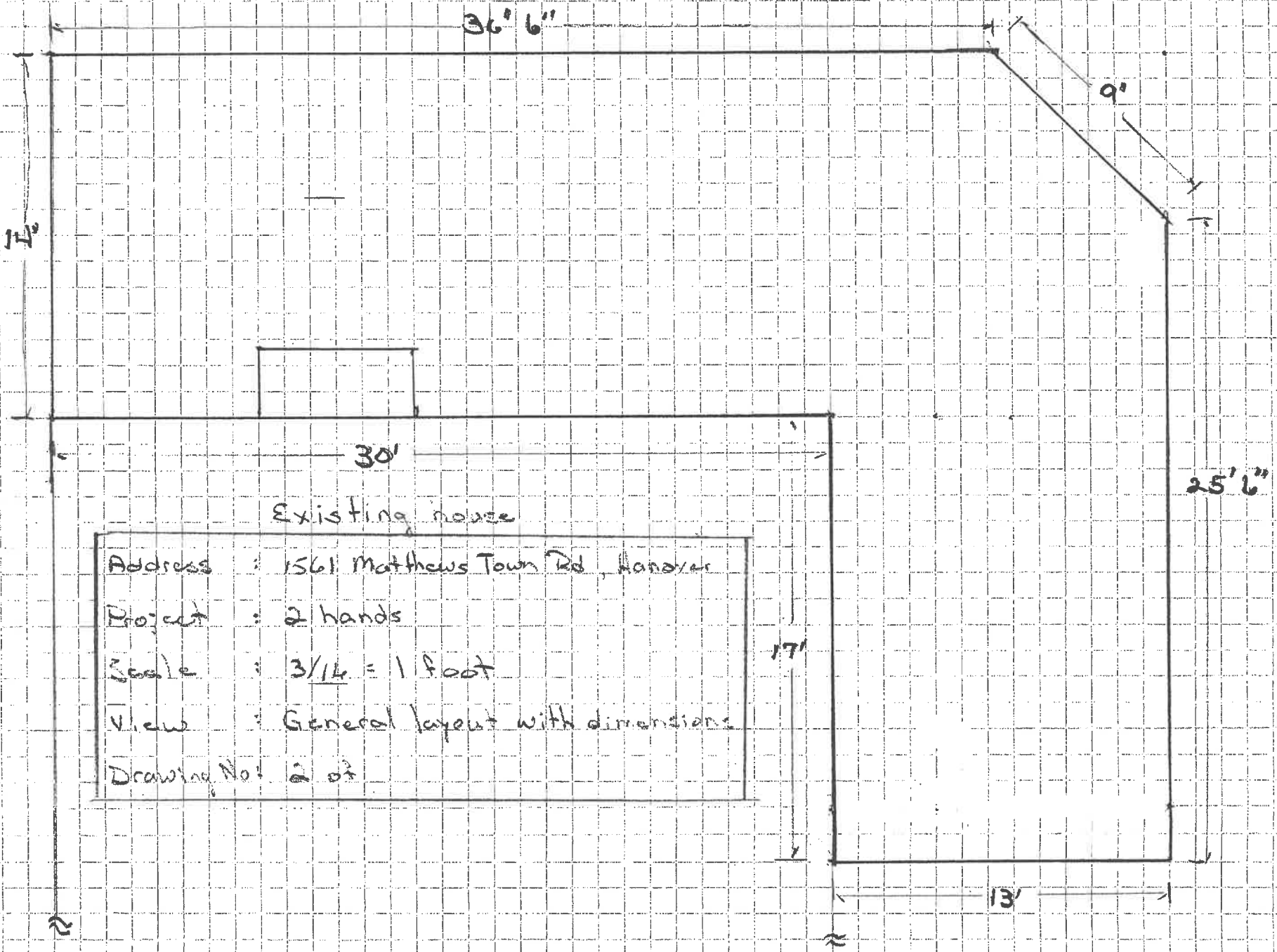
Address : 1561 Matthews Town Rd Hanover

Project : 2 hands

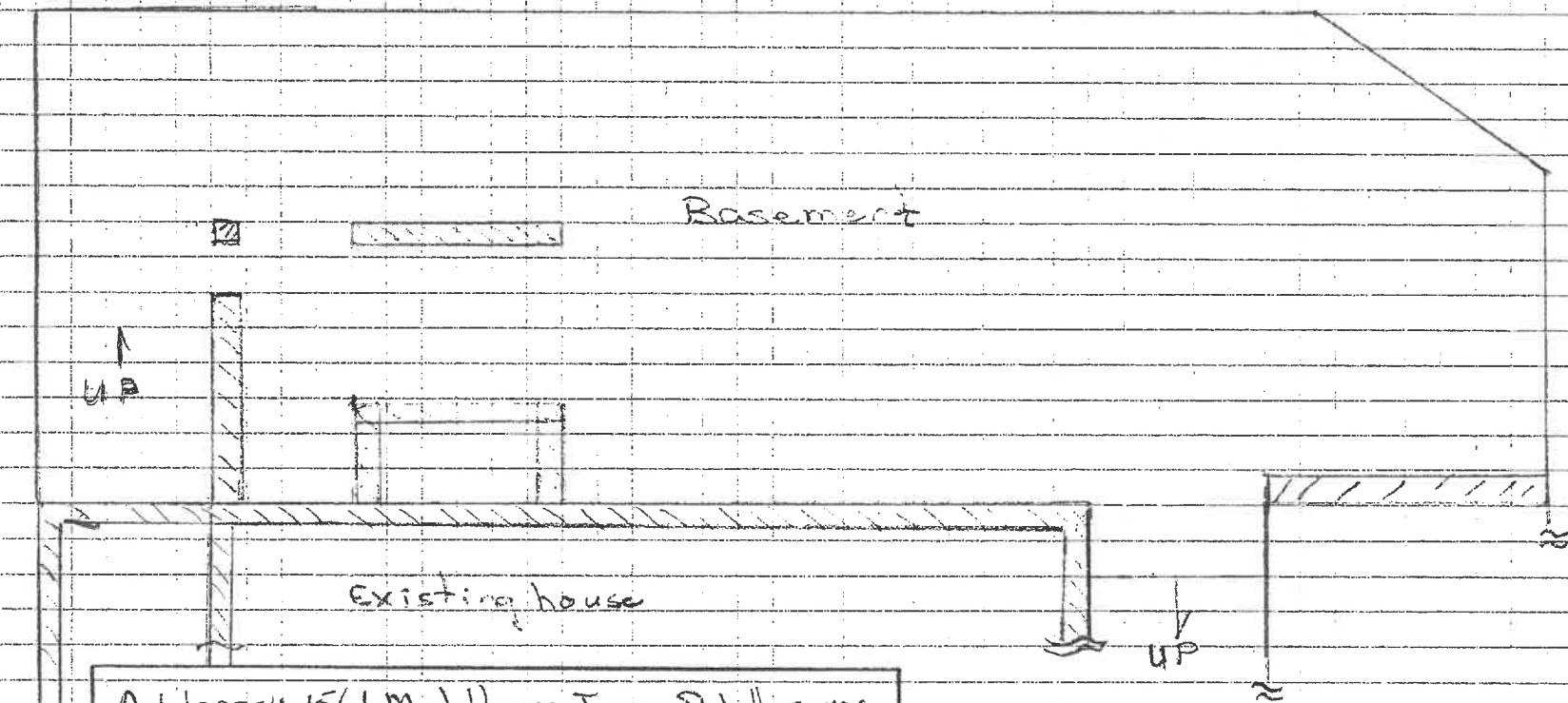
Scale : 3/16" = 1 foot

View : General layout

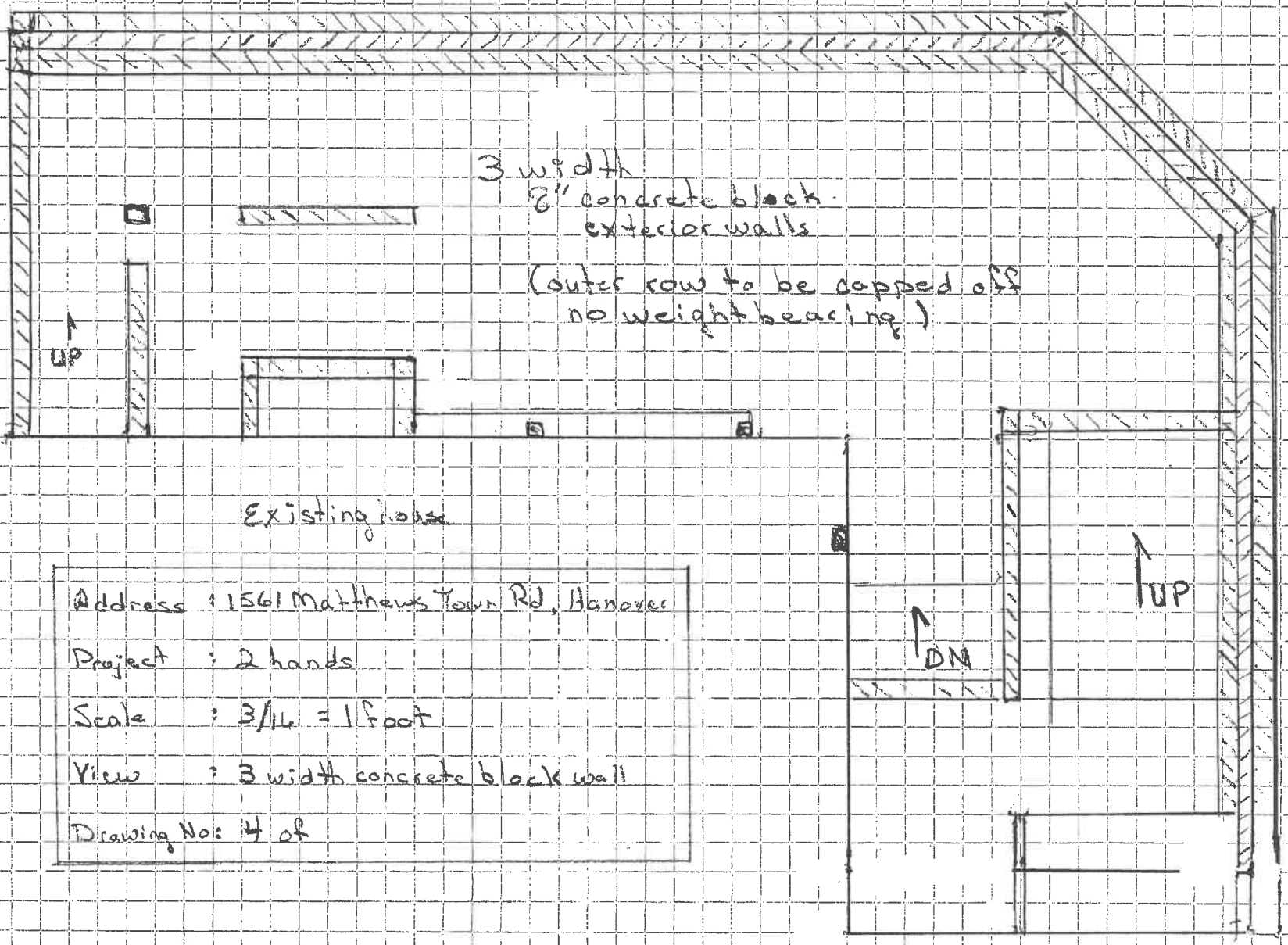
Drawing No. 1 of



Address : 1561 Matthews Town Rd, Hanover
Project : 2 hands
Scale : $3/16" = 1 \text{ foot}$
View : General layout with dimensions
Drawing No: 2 of 2



Address: 1561 Matthews Town Rd, Hanover
Project : 2 bands
Scale : 3/16 = 1 foot
View : Basement
Drawing No: 3 of



3 width
8" concrete block
exterior walls

(outer row to be capped off
no weight bearing.)

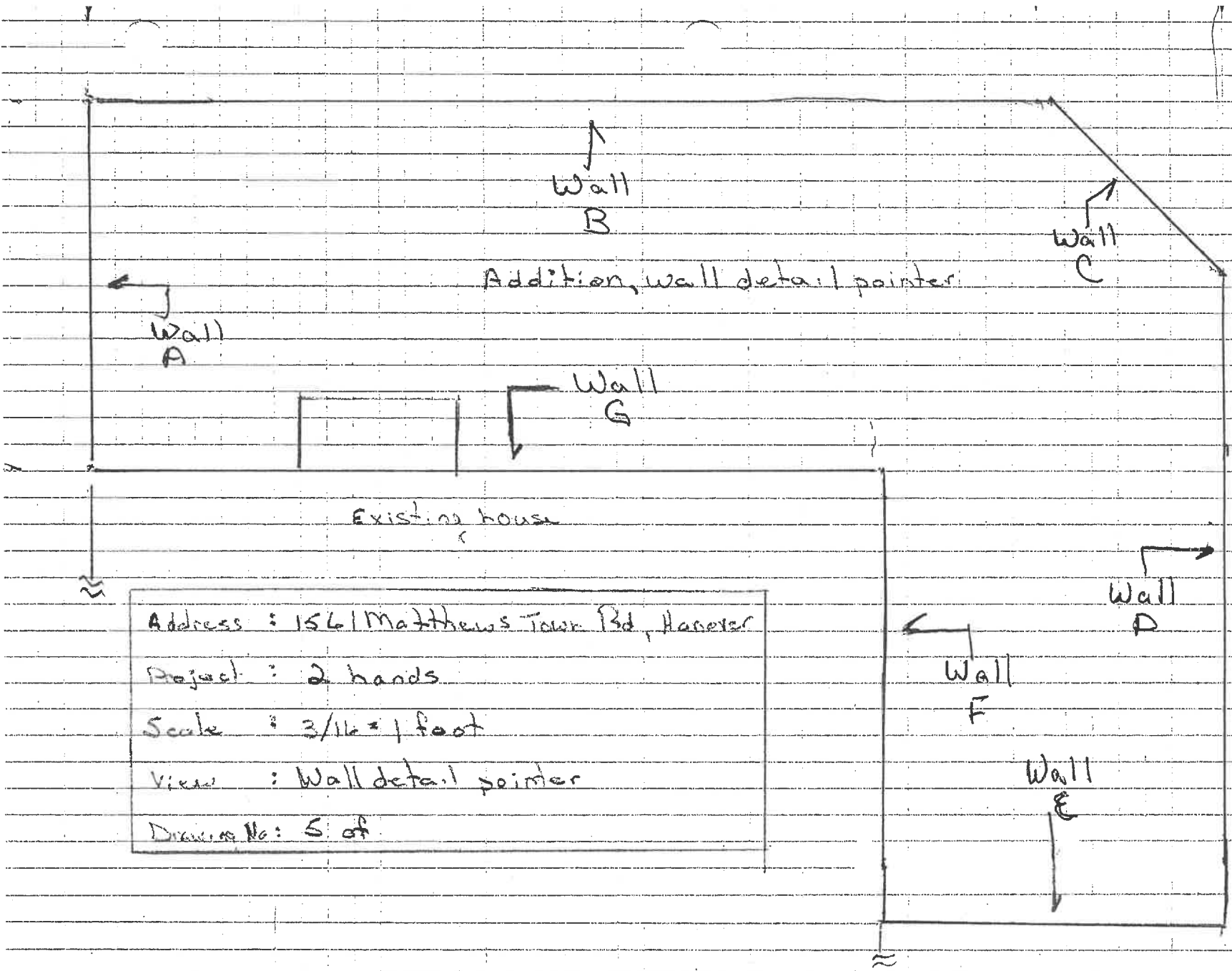
Existing house

Address : 1561 Matthews Town Rd, Hanover
 Project : 2 hands
 Scale : 3/16 = 1 foot
 View : 3 width concrete block wall
 Drawing No: 4 of

DN

UP

UP



Addition, wall detail pointer

Existing house

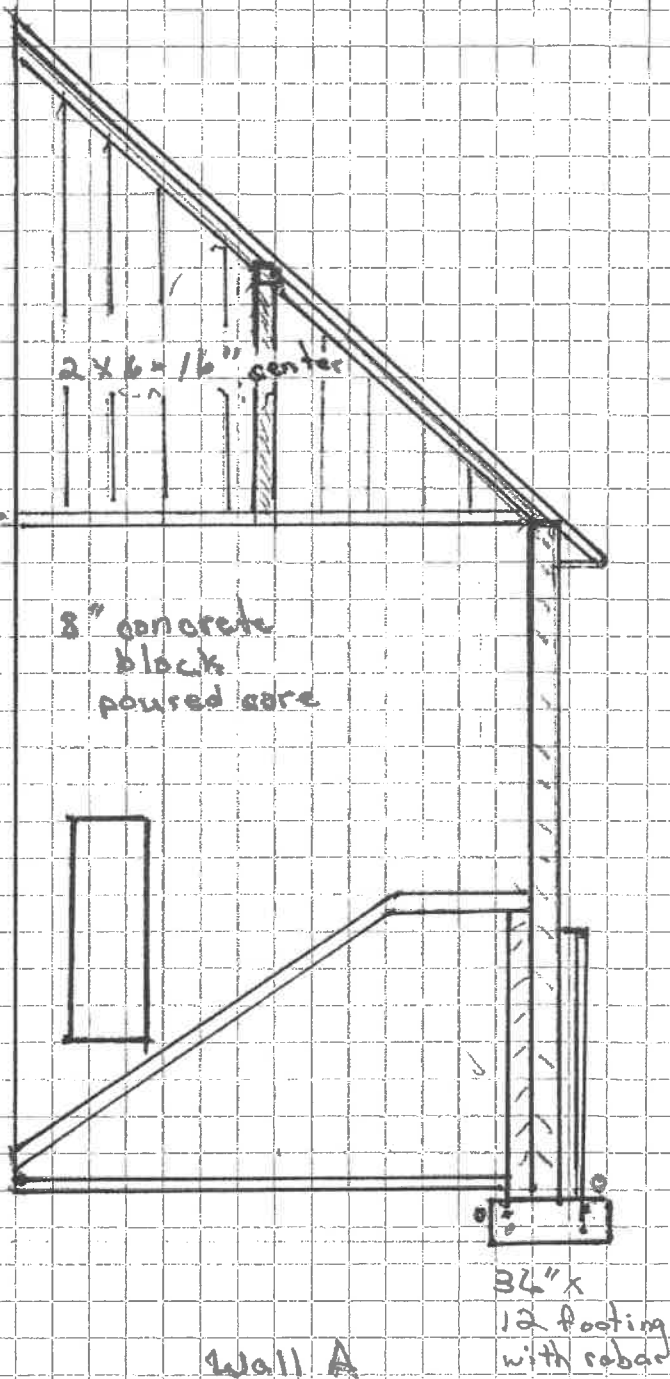
Address : 156 Matthews Tower Rd, Hanover
Project : 2 hands
Scale : 3/16" = 1 foot
View : Wall detail pointer
Drawing No: 5 of

SS

2x8 plates
softwood

2x6 = 16" center

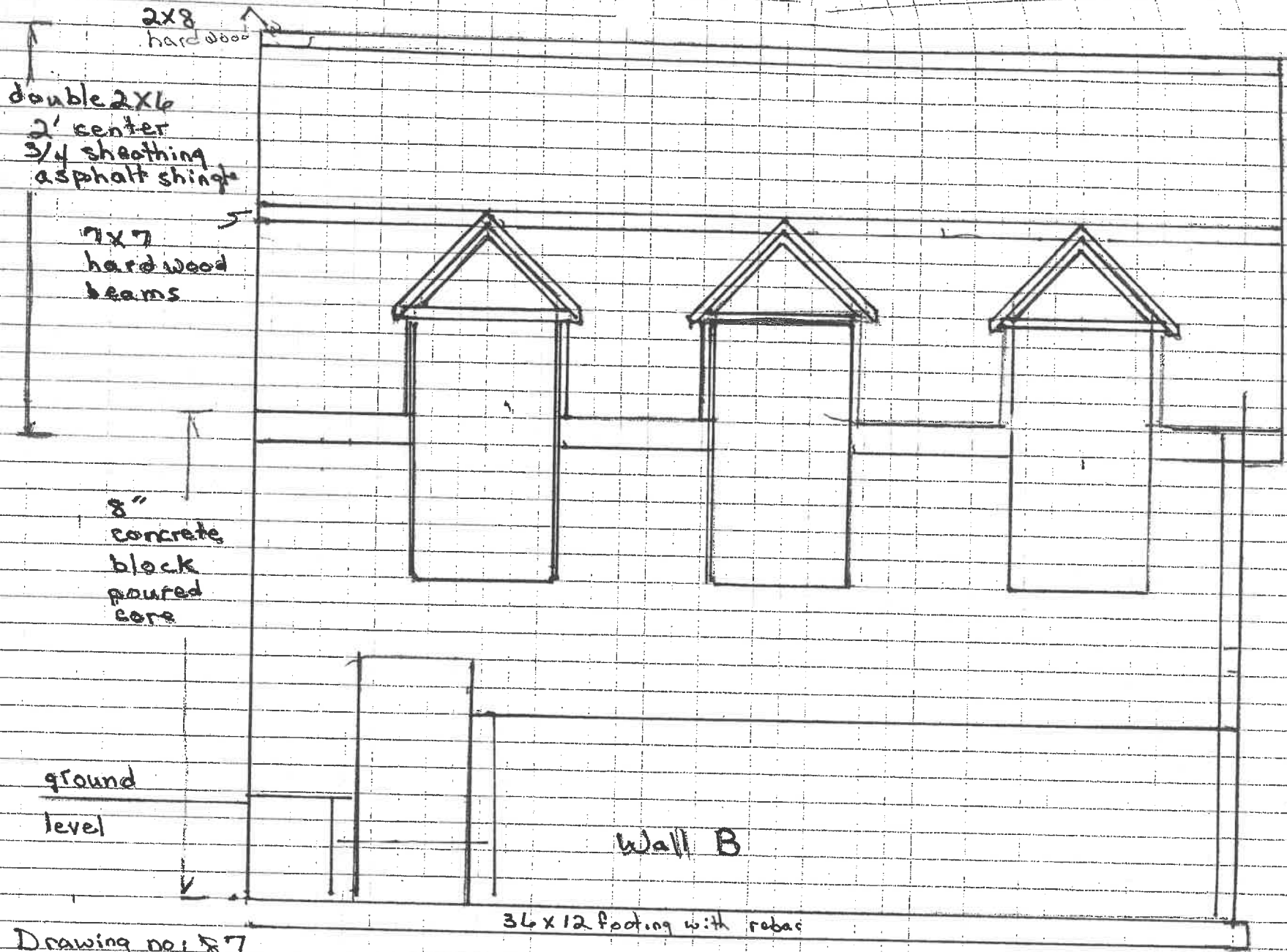
8" concrete
block
poured core



Drawing no.: 76

Wall A

36" x
12 footing
with rebar



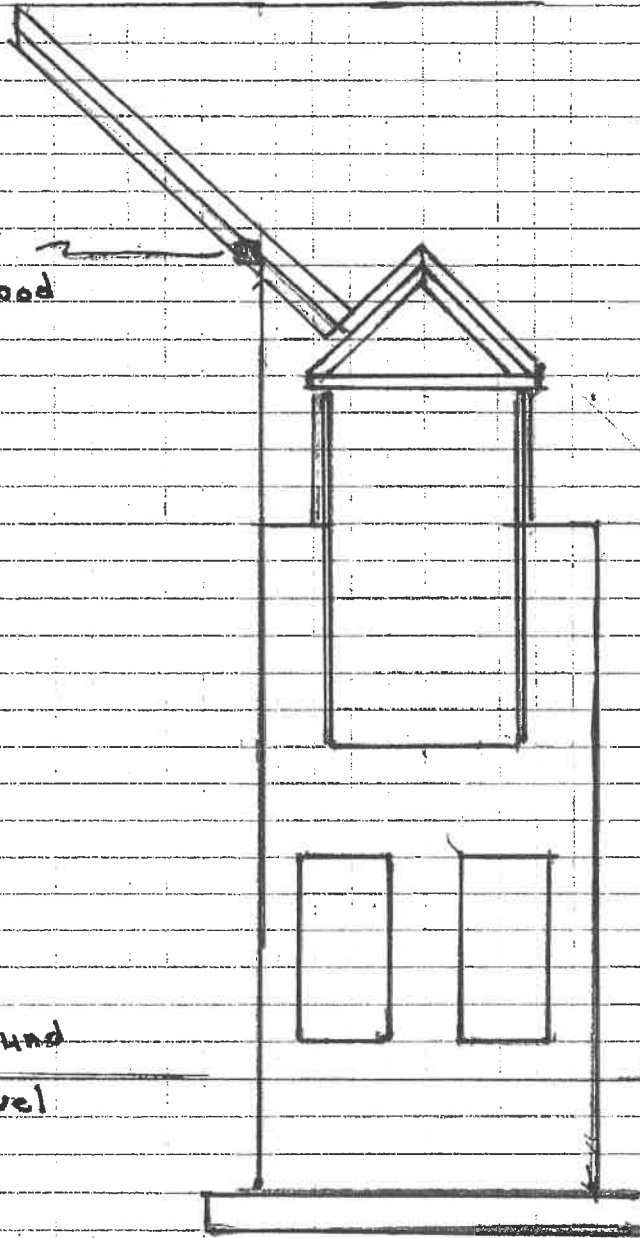
7x7
hardwood
beam

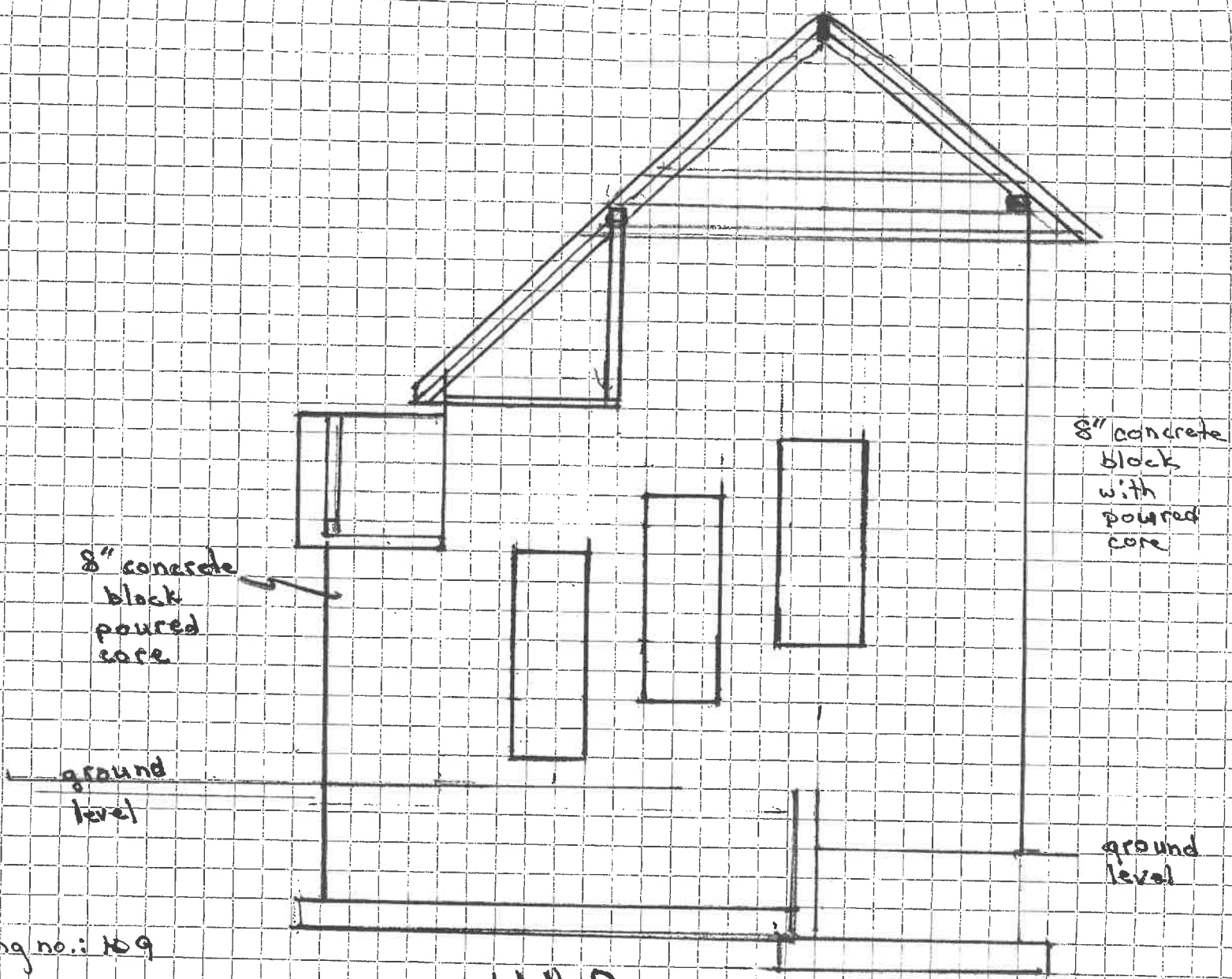
ground
level

Drawing no.: 8

Wall C
~ 36" x 12"
foundation

Wall C is
45 degrees
to walls B
& D





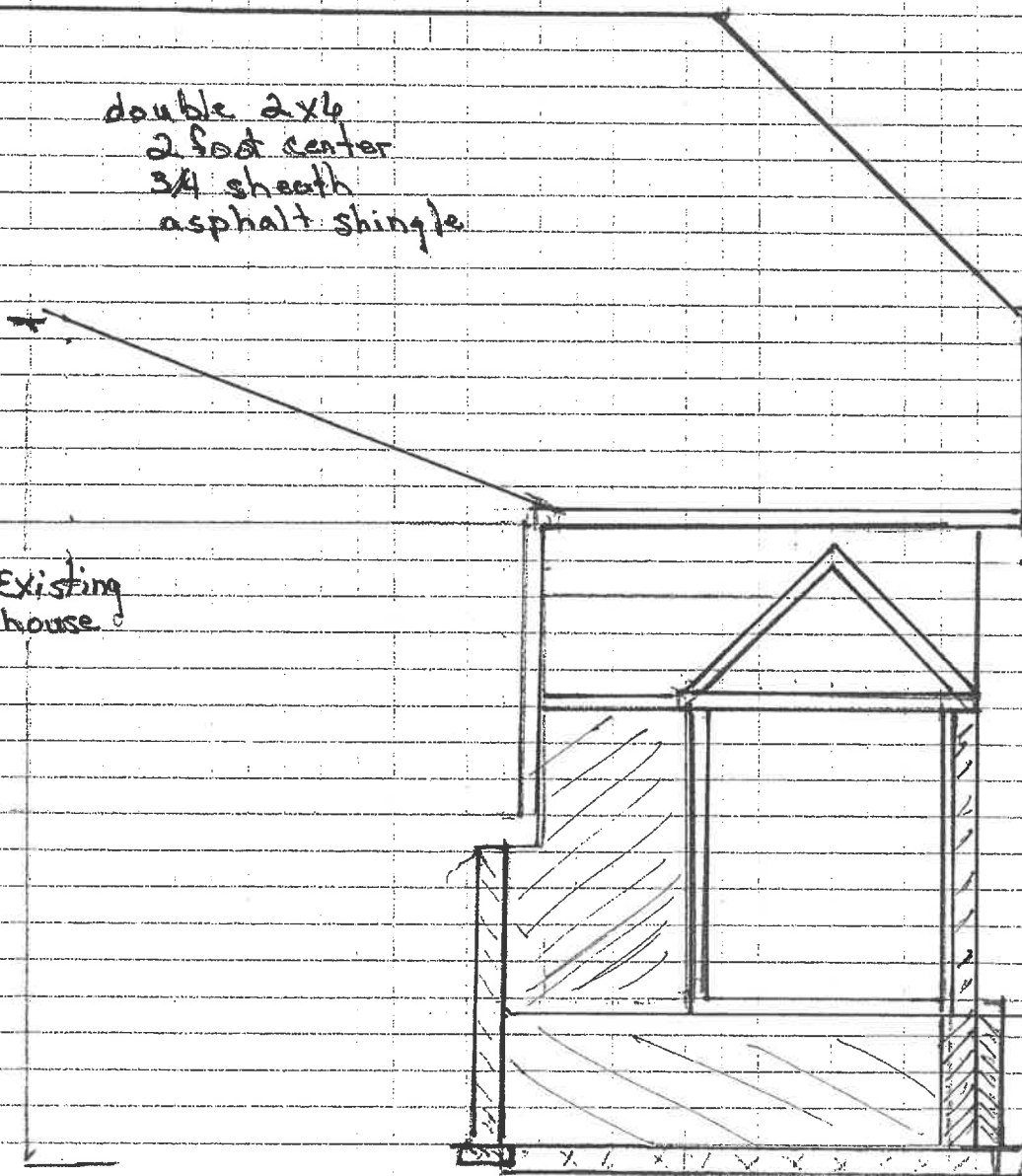
Drawing no.: 109

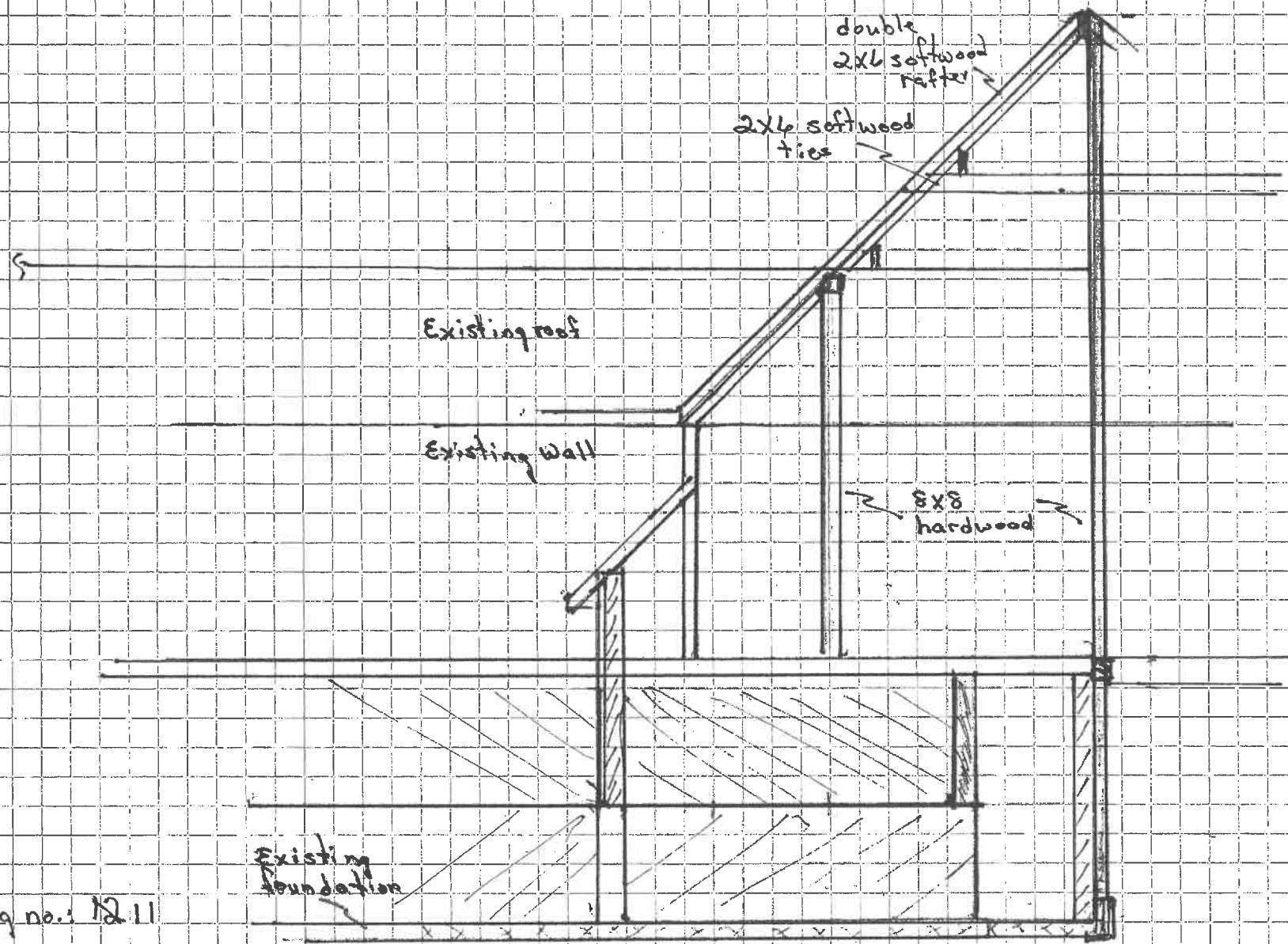
double 2x6
2 foot center
3/4 sheath
asphalt shingle

Existing
house

Drawing no.: 10

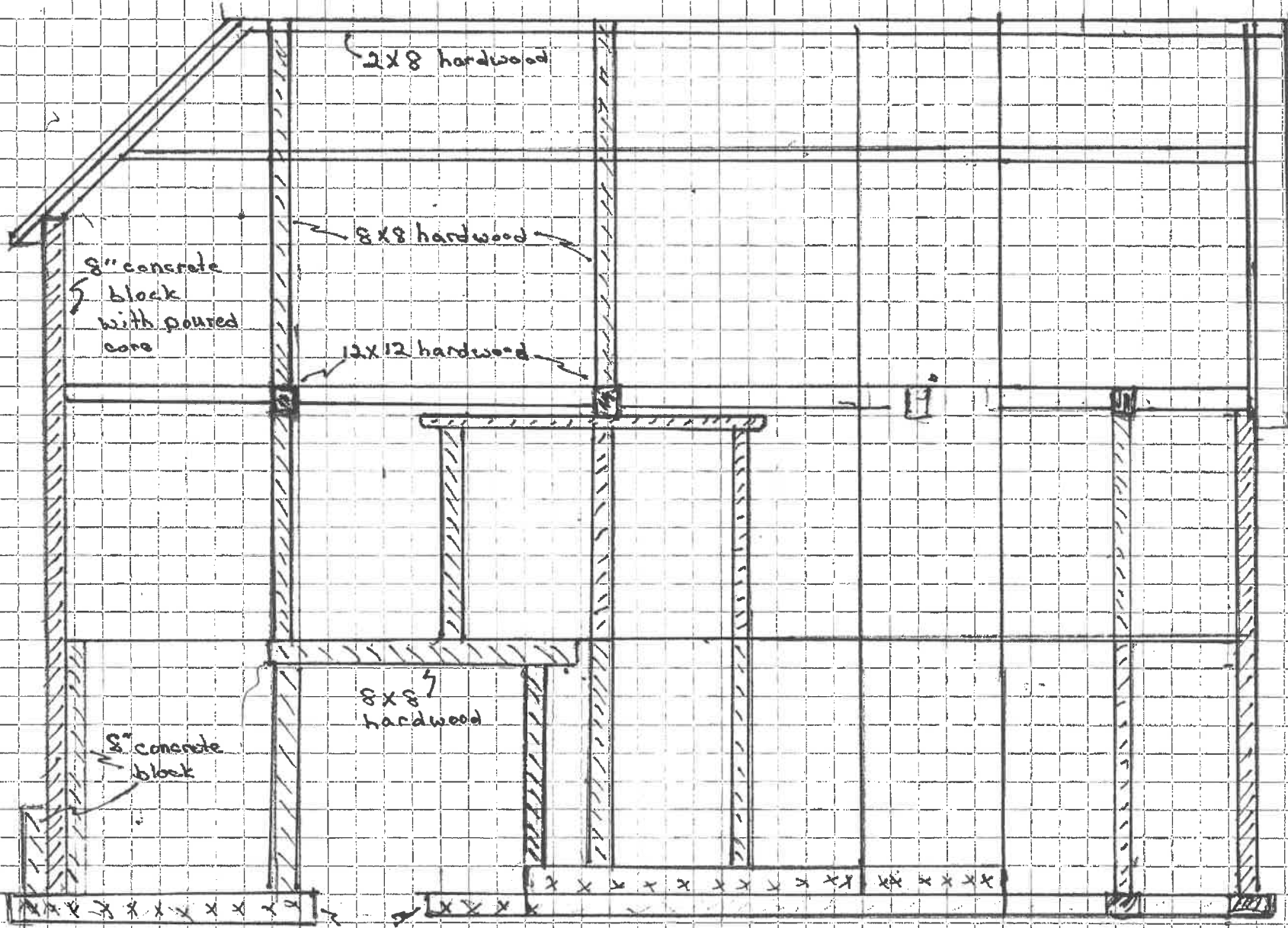
Wall E





Drawing no. 12.11

Wall F



Drawing no. 12

36x12 footer
w rebar

Wall G