

CERTIFICATIONS OF POSTING OF SIGNS: In this package you will find a Certification of Posting of Signs. For all Special Exceptions Variances and Rezoning's it is incumbent that the Applicant, or someone on the Applicant's behalf, execute the Certification, below, and present it at the public hearing.

CERTIFICATION OF POSTING OF SIGNS FOR VARIANCES, SPECIAL EXCEPTIONS AND REZONING

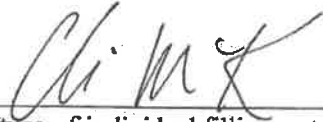
To be presented at the time of your public hearing.

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

- (1) That I posted the sign(s) in Case Number 2023 - 0131 - V
- (2) That the sign(s) were posted on the 11th day of September 2023
- (3) That the location of the sign(s) posted by me are as follows:

*The 1st sign is posted next to the mailbox.
The 2nd sign is posted on the pier.*

AFFIANT

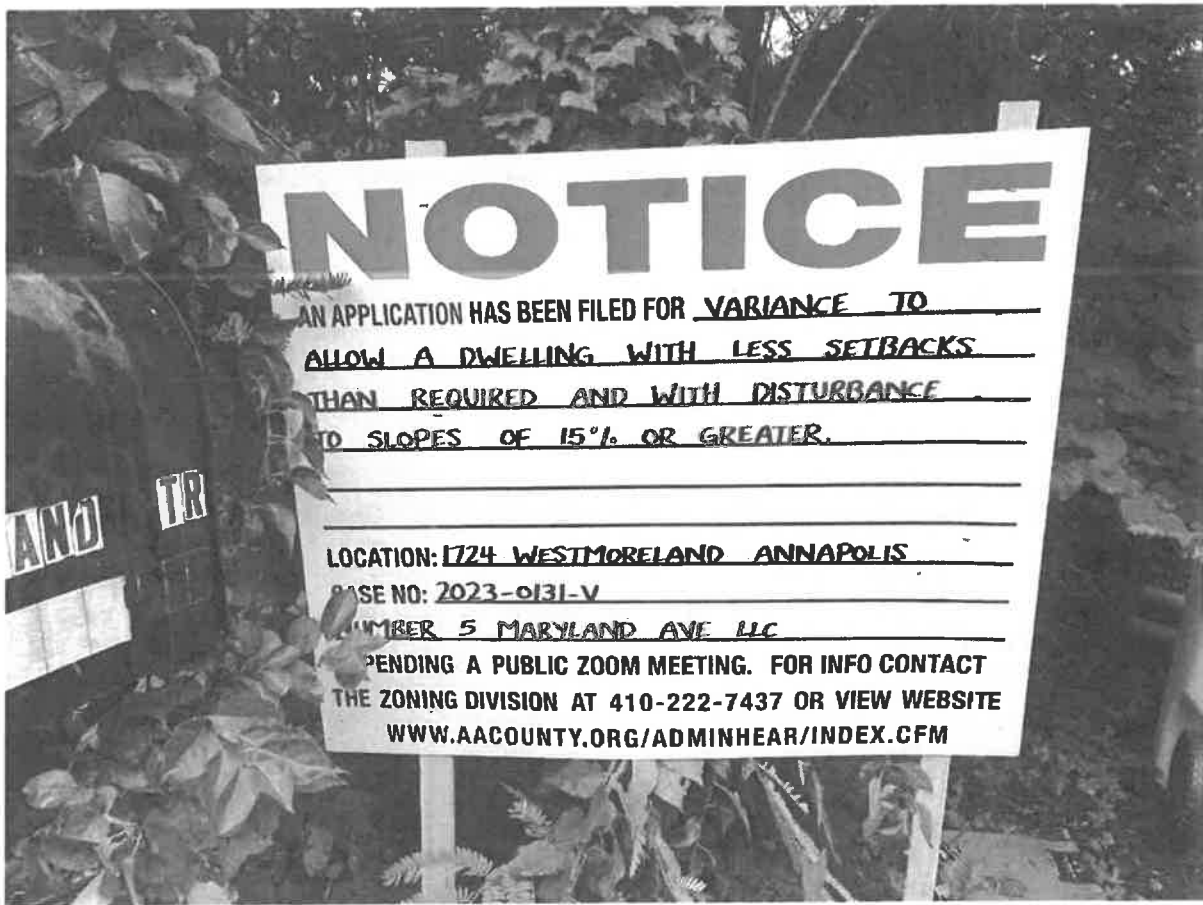

(Signature of individual filling out affidavit)
Name: Christopher McKenna

Bay Engineering, Inc.
2661 Riva Road, Building 800
Annapolis, MD 21401
(Address of Affiant)

APP. EXHIBIT# 1
CASE: 2023-0131-V
DATE: 9/26/23



Sign 1



Sign 1



NOTICE

AN APPLICATION HAS BEEN FILED FOR VARIANCE TO
ALLOW A DWELLING WITH LESS SETBACKS
THAN REQUIRED AND WITH DISTURBANCE
TO SLOPES OF 12% OR GREATER.

LOCATION: 1121 WESTMORELAND ANNAPOLIS
CASE NO: 2022 0131 V
SOUTH S. MARYLAND AVE. 114
PENDING A PUBLIC ZOOM MEETING. FOR INFO CONTACT
THE ZONING DIVISION AT 410-222-7437 OR VIEW WEBSITE
WWW.AACOUNTY.ORG/ADMIN/EAAR/INDEX.CFM

Sign 2



NOTICE

AN APPLICATION HAS BEEN FILED FOR VARIANCE TO
ALLOW A DWELLING WITH LESS SETBACKS
THAN REQUIRED AND WITH DISTURBANCE
TO SLOPES OF 15% OR GREATER.

LOCATION: 1724 WESTMORELAND ANNAPOLIS

CASE NO: 2023-0131-V

NUMBER 5 MARYLAND AVE LLC

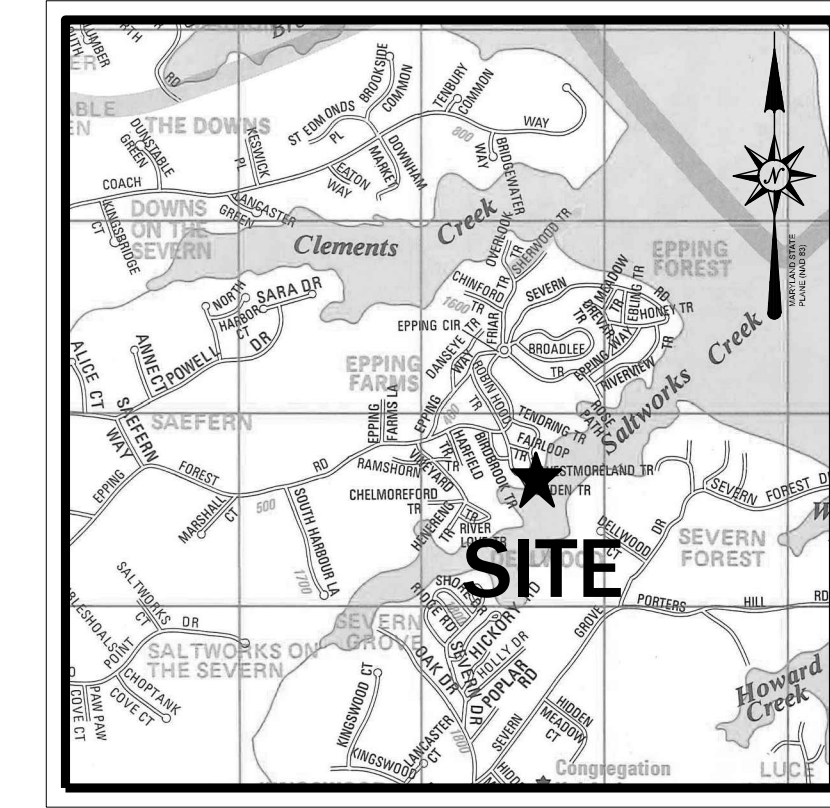
PENDING A PUBLIC ZOOM MEETING. FOR INFO CONTACT
THE ZONING DIVISION AT 410-222-7437 OR VIEW WEBSITE
WWW.AACOUNTY.ORG/ADMINHEAR/INDEX.CFM

Sign 2

VARIANCE PLAN FOR 1724 WESTMORELAND TRL

ANNAPOLIS, MD 21401
 EPPING FOREST, LOTS 11 & 12, BLOCK 43, SC A
 TAX ID#: 02-240-09452100
 TAX MAP 45, GRID 3, PARCEL 41
 SECOND DISTRICT ~ ANNE ARUNDEL COUNTY ~ ZONED R-1/LDA

VARIANCE REQUEST:
 -17-8-201(a) WHICH STATES IN PART THAT DEVELOPMENT MAY NOT OCCUR WITHIN SLOPES 15% OR GREATER
 -18-4-501 R1 BULK REGULATIONS WHICH STATE IN PART THAT THE MINIMUM SIDE YARD SETBACK IS 15' COMBINED 40'



VICINITY MAP
 SCALE: 1"=2000'
 COPYRIGHT ADC THE MAP PEOPLE
 PERMITTED USE NO. 08301200



EXISTING CONDITIONS PLAN
 SCALE: 1" = 20'



PROPOSED DEVELOPMENT PLAN
 SCALE: 1" = 20'

LEGEND

PROPERTY LINE / RIGHT-OF-WAY	---	LIMIT OF DISTURBANCE	---
EXISTING CONTOUR	--- 30 ---	SUPER SILT FENCE	--- SSF ---
EXISTING SPOT ELEVATION	x 30.50	100' CRITICAL AREA BUFFER	--- CA ---
EXISTING UTILITY POLE W/ OVERHEAD WIRE	--- OH ---	25% STEEP SLOPES	--- S ---
EXISTING BUILDING	--- B ---	EXISTING SOILS TYPE DESIGNATION	CRD/CSF
BUILDING RESTRICTION LINE	--- BR ---	PROPOSED OPEN DECK	--- D ---
		PROPOSED NON-ROOFTOP DISCONNECT	--- N ---
		EXISTING DECK	--- E ---

EXISTING LOT COVERAGE SUMMARY

DESCRIPTION	AREA
TOTAL LOT AREA	9,528 SQ. FT. ± OR 0.219 ACRES
EX. LOT COVERAGE.....	1,700 SQ. FT. ± OR 0.039 ACRES
EX. LOT COVERAGE WITHIN SETBACK LINES.....	233 SQ. FT. ± OR 0.005 ACRES
ALLOWABLE COVERAGE W/IN LDA (31.25%).....	2,978 SQ. FT. ± OR 0.068 ACRES
EX. WOODS ON SITE.....	5,520 SQ. FT. ± OR 0.127 ACRES

NOTE: BREAKDOWN OF EXISTING LOT COVERAGES ARE AS FOLLOWS :
 - EX. HOUSE AND COVERED PORCH = 1,188 SF
 - EX. ASPHALT DRIVE = 512 SF
 TOTAL = 1,700 SF

PROPOSED LOT COVERAGE SUMMARY

DESCRIPTION	AREA
TOTAL LOT AREA.....	9,528 SQ. FT. ± OR 0.219 ACRES
ALLOWABLE MAX COVERAGE W/IN LDA (31.25%).....	2,978 SQ. FT. ± OR 0.068 ACRES
PROPOSED LOT COVERAGE.....	1,576 SQ. FT. ± OR 0.036 ACRES
PROPOSED LOD.....	5,175 SQ. FT. ± OR 0.119 ACRES
TOTAL STEEP SLOPE DISTURBANCE.....	2,451 SQ. FT. ± OR 0.056 ACRES
TOTAL STEEP SLOPE BUFFER DISTURBANCE.....	2,678 SQ. FT. ± OR 0.061 ACRES
PROP. LOT COVERAGE WITHIN SLOPE BUFFER.....	1,576 SQ. FT. ± OR 0.036 ACRES
TOTAL DISTURBANCE WITHIN CA BUFFER.....	4,495 SQ. FT. ± OR 0.103 ACRES
EX. WOODS TO BE REMOVED.....	1,327 SQ. FT. ± OR 0.030 ACRES

NOTE: BREAKDOWN OF PROPOSED LOT COVERAGES ARE AS FOLLOWS :
 - PROP. HOUSE AND COVERED PORCH = 1,064 SF
 - EX. ASPHALT DRIVE = 512 SF
 TOTAL = 1,576 SF

Revisions	Description
Rev. #	Date
By	

I hereby certify that these documents were prepared by me or under my direct supervision and that I am a duly licensed professional land surveyor under the laws of the State of Maryland.
License No. Exp./Renewal Date

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Date AUGUST, 2023
Job Number 21-8279
Scale AS SHOWN
Drawn By J. SLEINKER
Approved By T. MARTIN
Folder Reference DONAHUE 1724 WESTMORELAND TRAIL

VARIANCE SITE PLAN
 SITE PLANS
1724 WESTMORELAND TRAIL
 ANNAPOLIS, MARYLAND 21401
 TAX MAP 45 - GRID 3 - PARCEL 41
 EPPING FOREST, LOTS 11 & 12, BLOCK 43, SC A
 DEED REFERENCE: 34656 / 404 T.A. #02-240-09452100 - ZONED: R-1 / LDA
 SECOND DISTRICT - ANNE ARUNDEL COUNTY