

## Letter of Explanation for Permit B02416277

The scope of work is to construct a vaulted roof over an existing deck (10'1" x 30'7") and build a 222 sq ft deck over an existing concrete patio. Currently there is no cover over the existing deck and in the summer it is too hot to sit outside. In addition, there is a significant sun rays on that section of house which adds considerable amount of heat to the house. The house roof line does not have an overhang so rain directly hits the house which is problematic in severe thunder storms. There is currently soil under the deck and in heavy rains there is soil run off on the concrete patio adjacent to the deck and water pooling at back door.. The existing roof (29 yrs old) needs to be replaced within 2 years and the additional roof over the deck will blend in with the new roof. The roof structure will not impede any of the neighbor's view of the water line.

The second part of the scope of work is to build a deck (222 sq ft) over an existing concrete patio. The house was constructed to have a deck but was never built. Currently there is a ledger board, two exterior doors and outlets on the side in question. So it makes sense to construct a deck. The deck will not impede the view of the water line from both neighbors. There is an existing concrete patio so there is no impact on impervious soil.

Existing Specifications:

Existing Deck: 10'.1" x 30'.7" built +/-2013 (estimated)

Proposed roof: vaulted 5/12 pitch, height 14'.6". To match existing roof line with scissor trusses with 1.5 roof overhang at the end, architectural shingles will be installed with 6" gutters

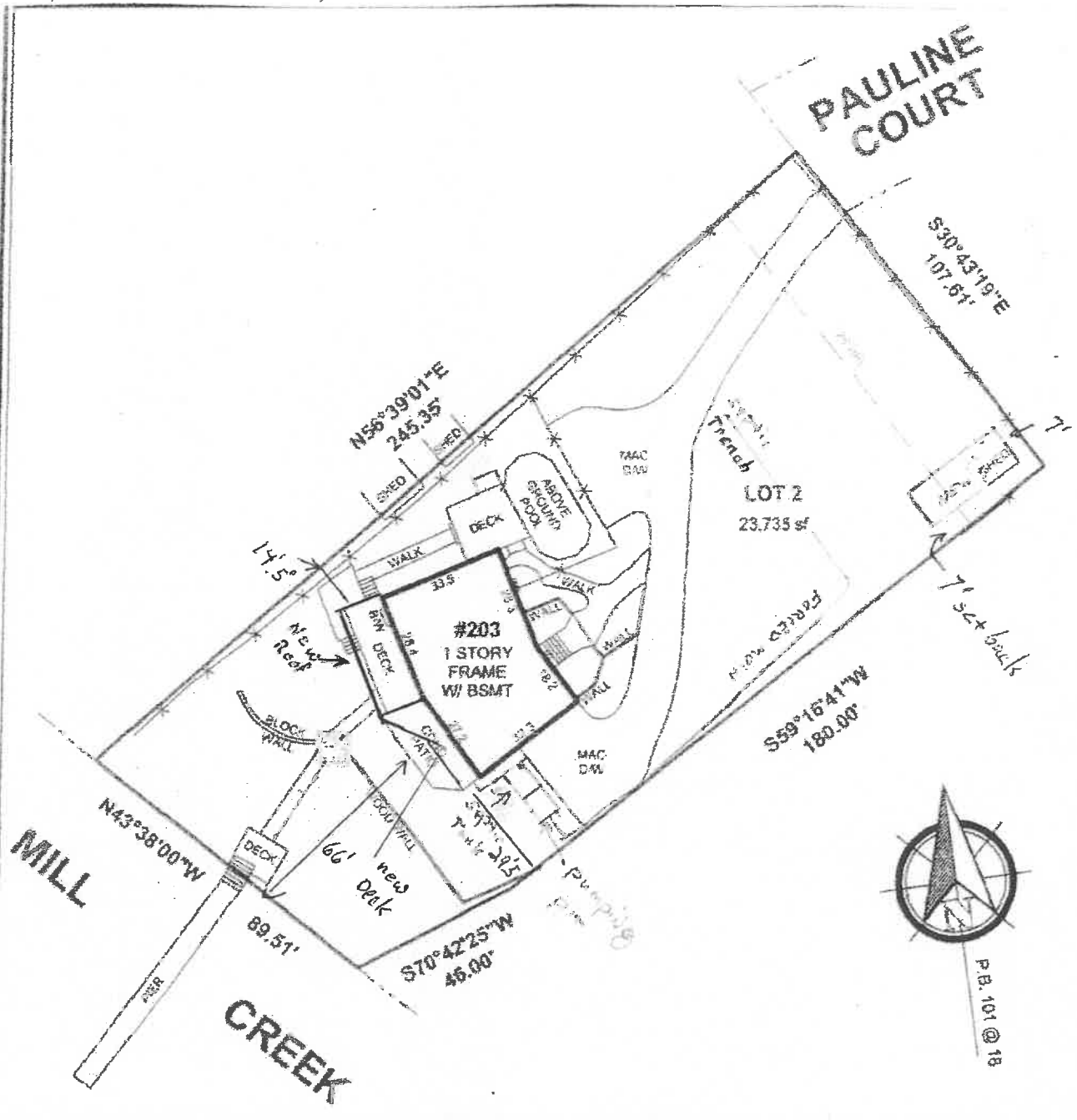
Existing concrete patio: 12' x 34'.6", height 9'.6" propose to build a 222 sq.ft. deck to join up with existing deck

Distance from property lines: South side 29'.5", North side 14'.5", from water: 66'

Property Unique characteristics: lot size 23735, the property sits at the end of a cul-de-sac with only two neighbors' on either side. The Zoning is R5 (water area OS (Open Space), Critical Area is IDA, Buffer and property has existing water and sewer.

The project, deck & roof, will not impact the neighbor's view of the water. There is vegetation on the North side of property and that neighbor has limited view roof line and no view of deck. The other neighbor on South side sits back and there is no view of the roof line, slight view of new deck. The back yard faces the water and slopes towards the water with two retaining

walls. In the back yard there are 15 trees of various sizes along with numerous bushes, no vegetation will be impacted by the proposed project.



LOCATION DRAWING OF:  
**#203 PAULINE COURT**  
**LOT 2**

**LEGEND:**

	FENCE
	BASEMENT ENTRANCE
	BAY WINDOW
	BRICK
	BLOCK RESTRICTION LINE
	DRIVEWAY

scale 1" = 40'

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

Date: 8/17/2023

Tax Map #	Parcel #	Block #	Lot #	Section
32	797	17	2	R

Tax ID: 3000-9004-8453

FOR RESUBMITTAL ONLY	
Corrections	<input type="checkbox"/>
Redesign	<input type="checkbox"/>
No Change	<input type="checkbox"/>
Non-Critical Area	<input type="checkbox"/>
*Complete Only Page 1 General Project Information	

Project Name (site name, subdivision name, or other) Funkhouser Property

Project location/Address 203 Pauline Court

City Arnold Zip 21012

Local case number Permit B02416277

Applicant: Last name Mullins First name James

Company Owner

**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 \_\_\_\_\_ First name \_\_\_\_\_

Phone # \_\_\_\_\_ Response from Commission Required By \_\_\_\_\_

Fax # \_\_\_\_\_ Hearing date \_\_\_\_\_

**SPECIFIC PROJECT INFORMATION**

Describe Proposed use of project site:

The scope of work is to construct a vaulted roof over an existing deck (10'1" x 30'7") and build a 222 sq ft deck over an existing concrete patio.

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		
LDA Area		
RCA Area		
Total Area		

Total Disturbed Area 

Acres	Sq Ft
	253

# of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees			Existing Lot Coverage		7093
Created Forest/Woodland/Trees			New Lot Coverage		
Removed Forest/Woodland/Trees	0		Removed Lot Coverage		
			Total Lot Coverage		7093

**VARIANCE INFORMATION (Check all that apply)**

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance		0	Buffer Forest Clearing		0
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  Roof

## CRITICAL AREA REPORT CRITERIA Narrative

This is a residential property on Mill Creek, Arnold. The scope of the work is to construct a vaulted roof over an existing deck (10'1" x 30'7") and build a 222 sq ft deck over an existing concrete patio. The back yard faces the water and slopes towards the water with two retaining walls. In the back yard there are 15 trees of various sizes along with numerous bushes, no vegetation will be impacted by the proposed project. There will be no disturbance of property since the roof will go over an existing deck and the new deck will go over an existing slab. There will not be an impact on water quality or habitat from the proposed project. The total impervious coverage is 7093 and the proposed impervious impact is 253 sqft. Distance from property lines: South side 29'.5", North side 14'.5", from water: 66'. Property Unique characteristics: lot size 23735, the property sits at the end of a cul-de-sac with only two neighbors' on either side. The Zoning is R5 (water area OS (Open Space), Critical Area is IDA, Buffer and property has existing water and sewer.

Record 2023-0015-P:

[Add to cart](#)  
[Add to collection](#)

## Pre-File Application

Record Status: Closed - Complete

[Record info](#) ▾

[Payments](#) ▾

[Custom Component](#)

### Processing Status

 Application Intake

- OPZ Long Range Planning
- OPZ Regional Team
- OPZ Residential Team
- I and P Engineering
- OPZ Cultural Resources

  OPZ Critical Area Team

Due on 07/27/2023, assigned to Kelly Krinetz  
Marked as Complete w/ Comments on 07/26/2023 by Kelly Krinetz

Comment: Provided the applicant can provide evidence of full compliance with the approval requirements outlined in County Code, I have no objection to this request.

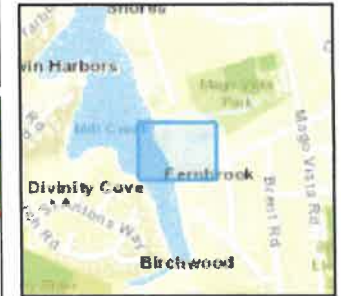
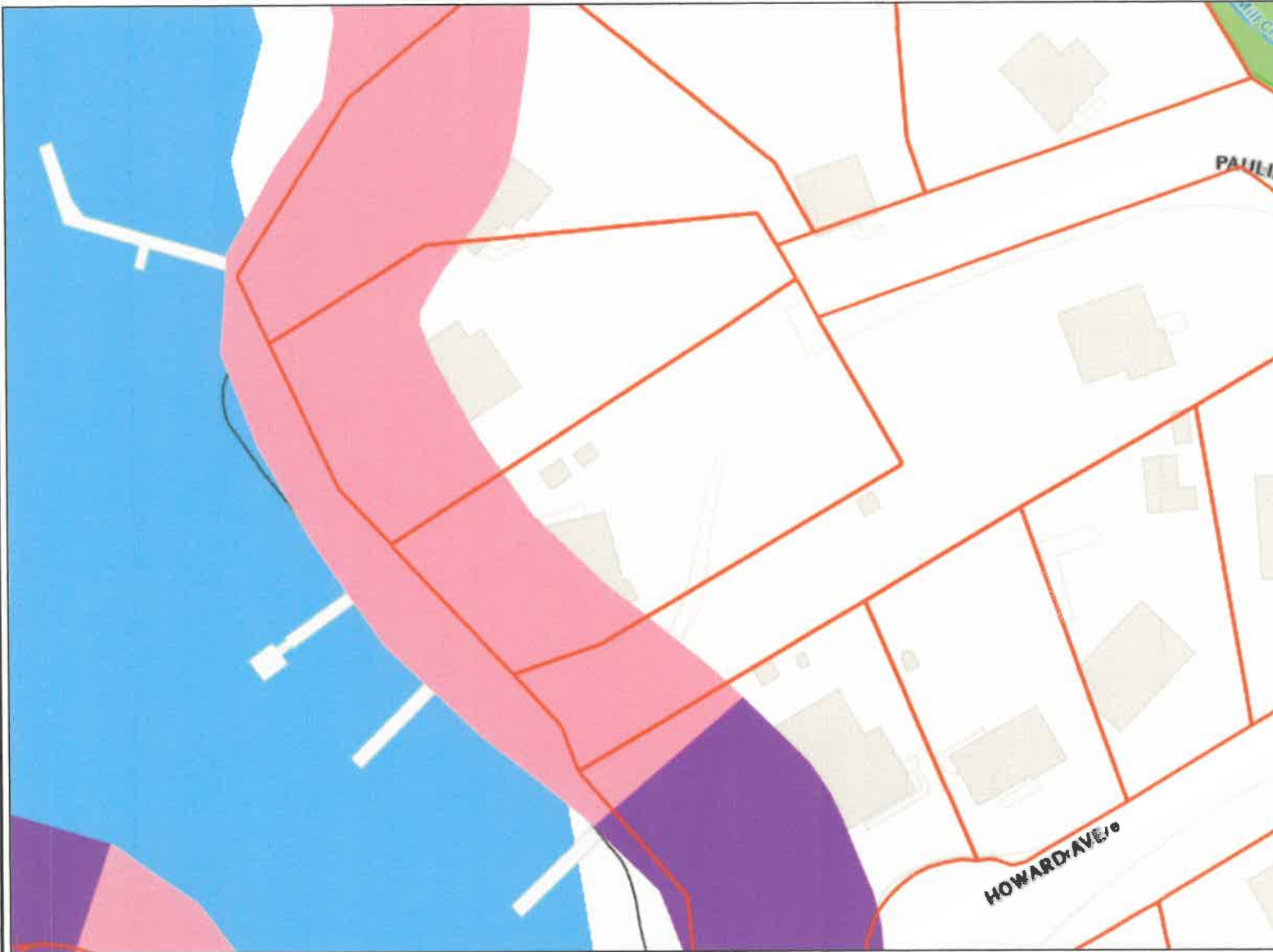
  Technical Review

Due on 07/26/2023, assigned to TBD  
Marked as Complete on 07/31/2023 by Sara Anzelmo

  Pre-File Comment Issuance

Due on 07/31/2023, assigned to Sara Anzelmo  
Marked as Comments Sent on 07/31/2023 by Sara Anzelmo

# Buffer Map - Unofficial - Lot outline is ref only not exact



## Legend

Foundation

Parcels



Planning

County Planning

Buffer

Modified Buffer

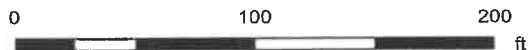


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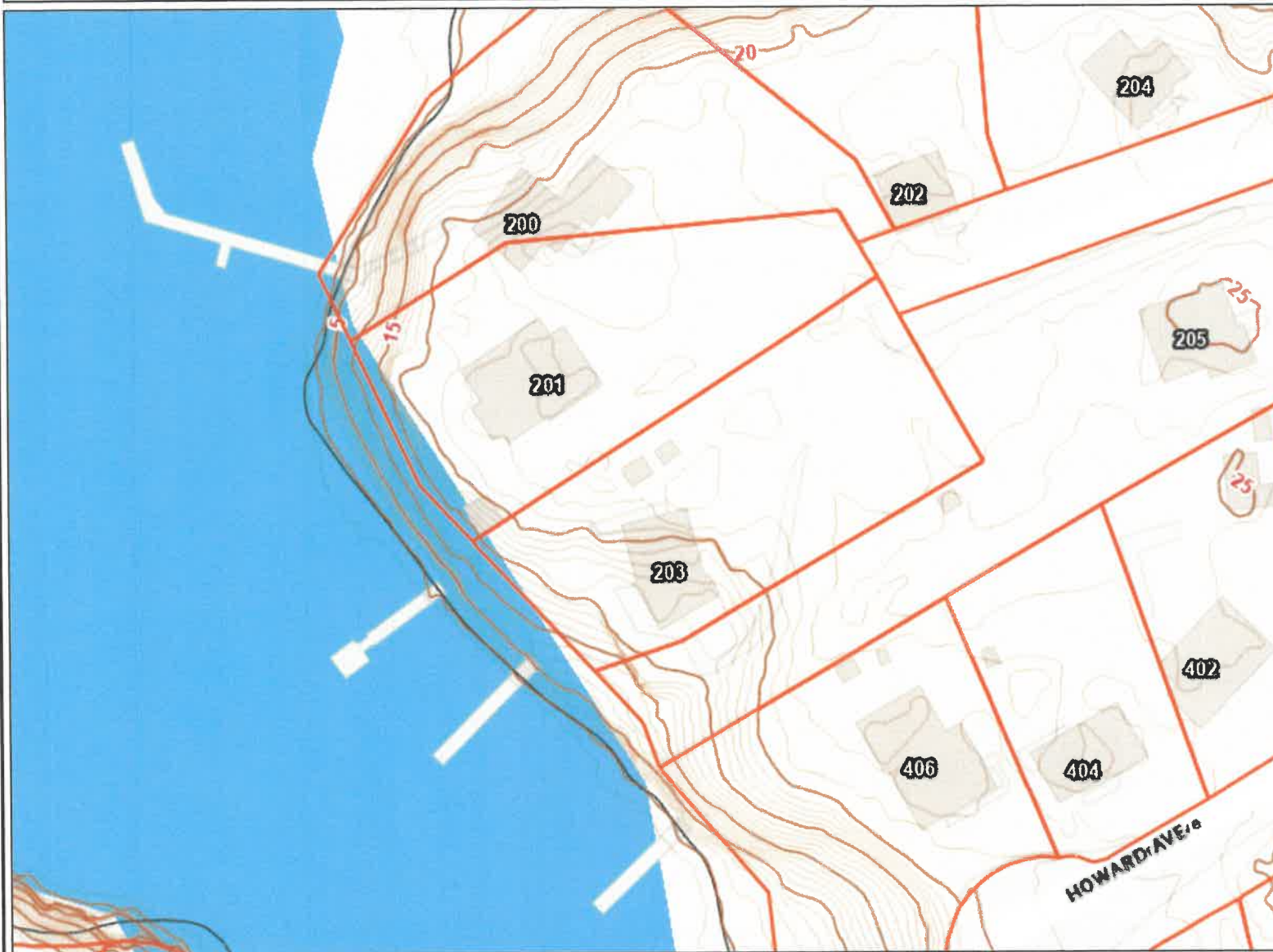
THIS MAP IS NOT TO BE  
USED FOR NAVIGATION



Notes 1" = 100 ft Lot outline is ref only not exact



# Topographic Map - Lot outline is ref only not exact



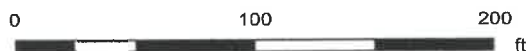
## Legend

- Foundation
- Addressing
- Parcels
- Elevation
  - Topo 2020
  - Index
  - Intermediate



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Notes 1" = 100 ft Lot outline is ref only not exact

View of propose deck



View of proposed Roof



laminated beam 12' L

32'7" W