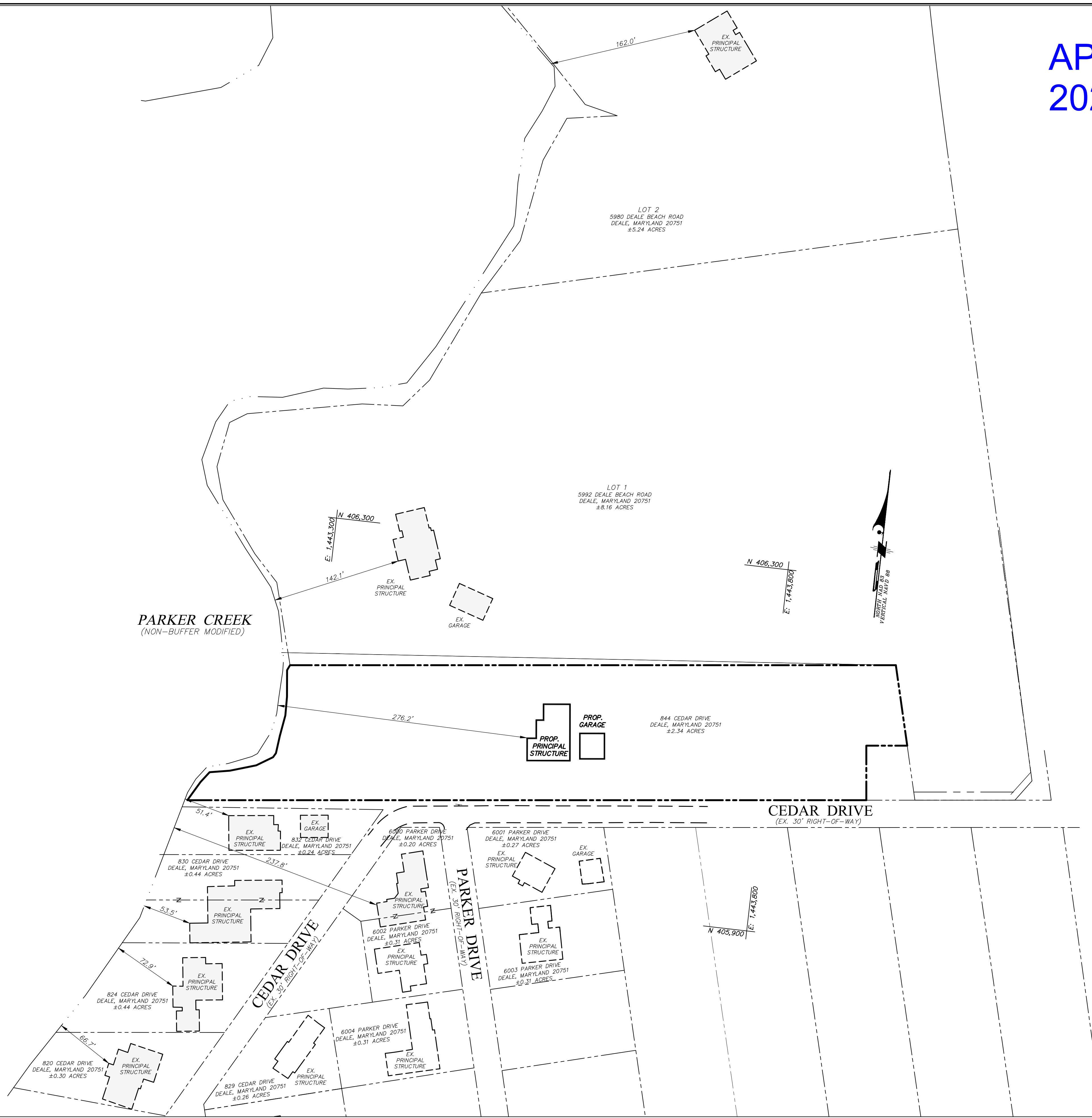
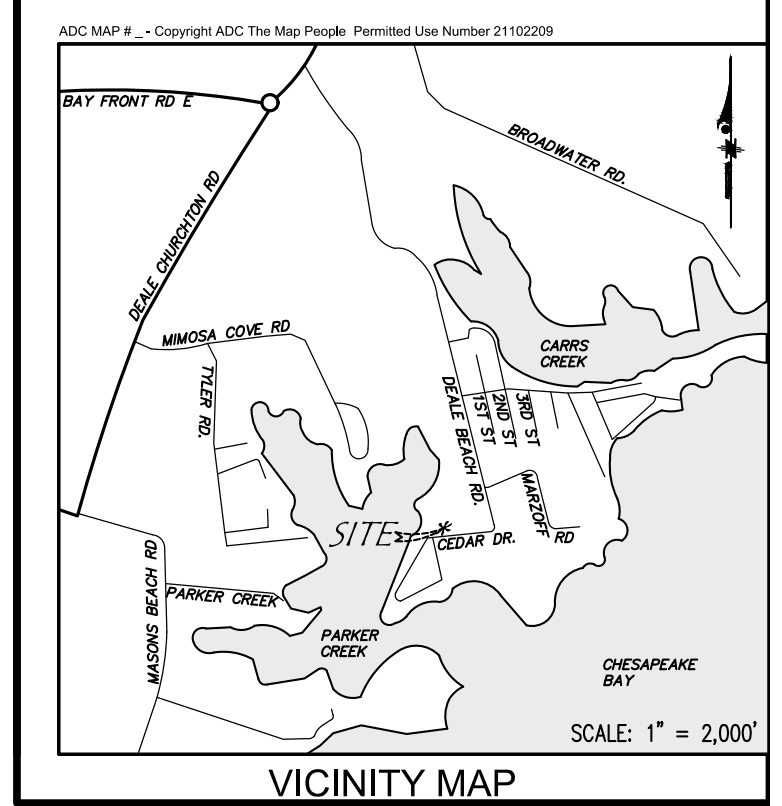


# APPLICANT EXHIBIT 1 2023-0149-V



**NATURE OF VARIANCE**  
 -Requesting a variance to Article 17, Section 8-301(b) of the Anne Arundel County Code related to COMAR, Title 27 to disturb within the expanded buffer in the critical area.

**SUBJECT PROPERTY & ADJACENT PROPERTIES APPROXIMATE SHORELINE SETBACK TABULATIONS**

• 5980 Deale Beach Road:	162.0'
• 5992 Deale Beach Road:	142.1'
• *844 Cedar Drive (Proposed):	276.2'
• 6000 Parker Drive:	237.8'
• 832 Cedar Drive:	51.4'
• 830 Cedar Drive:	53.5'
• 824 Cedar Drive:	72.9'
• 820 Cedar Drive:	66.7'
<b>Avg. Shoreline Setback Of Adjacent Structures:</b>	<b>112.3'</b>

\*Subject Property

**SUBJECT PROPERTY & ADJACENT PROPERTIES PRINCIPAL & ACCESSORY STRUCTURES LOT COVERAGE TABULATIONS**

• 5980 Deale Beach Road:	2,660 S.F.
• 5992 Deale Beach Road:	3,760 S.F.
• *844 Cedar Drive (Proposed):	3,321 S.F.
• 6000 Parker Drive:	2,834 S.F.
• 832 Cedar Drive:	2,826 S.F.
• 830 Cedar Drive:	4,503 S.F.
• 824 Cedar Drive:	2,899 S.F.
• 820 Cedar Drive:	2,760 S.F.
<b>Avg. Square Footage Of Adjacent Structures:</b>	<b>3,177 S.F.</b>

\*Subject Property

P:\CV202421\CA00-20-CV202421-Eng Drawings\CV202421-Variance - Exhibit.dwg 10/18/23\_8.03

DESIGNED: REB	DRAWN: GDM
ORIG. DATE: 8/2/2023	
MODIFIED BY/DATE:	
CADD DWG # CV202421-VARIANCE	
DLA PROJECT # CV202421	

REVISIONS TO APPROVED PLANS				
No.	DATE	BY	DESCRIPTION	

**Drum, Loyka & Associates, LLC**  
 CIVIL ENGINEERS - LAND SURVEYORS  
 1410 Forest Drive, Suite 35  
 Annapolis, Maryland 21403  
 Phone: 410-280-3122 • Fax: 410-280-1952  
 www.drumloyka.com | engineering@drumloyka.com

\*Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, license no. 18521, expiration date: 12-08-23

OWNER  
 MR. & MRS. TROY VAUGHN  
 844 CEDAR DRIVE  
 DEALE, MARYLAND 20751

LOT COVERAGE & SHORELINE SETBACK VARIANCE EXHIBIT  
 VARIANCE PLAN  
**CEDAR DRIVE ~ PARCEL 78**  
 844 CEDAR DRIVE, DEALE, MARYLAND 20751  
 TAX ACCT. NO 07-000-90021624 VARIANCE CASE NO. 2023-0149-V  
 TAX MAP 78 GRID 2 PARCEL 78 DISTRICT 7TH  
 ANNE ARUNDEL COUNTY, MARYLAND

SCALE: 1" = 60'	DATE: 10/18/2023	PROJ. NO: CV202421	SHEET 1 OF 1
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APP. EXHIBIT# 2  
CASE: 2023-0149-V  
DATE: 10/24/23

**NOTICE**  
[Illegible text]



