

12 September 2023

Andrew & Paulette Ladas  
13812 Bethpage Lane  
Silver Spring, MD 20906  
301-674-7742 or Andrew at 301-466-5230  
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Office of Planning & Zoning  
Critical Area Variance

RE: Property at 6055 Melbourne Ave, Deale, MD 20751

We are providing this letter of explanation for a setback variance and building permit to add a two-car garage in the rear (street side) of the lot at 6055 Melbourne Ave, Deale MD

Due to our small lot dimensions and irregular shape, we are requesting a variance to the setback requirement at the rear of the lot. The lot abuts an existing gravel easement allowing vehicular traffic to this lot and the adjacent lots. Our lot has an extremely irregular rear lot line because of this. We are requesting a 1' setback variance for the Northwest corner of the proposed garage to permit maximum distance from the existing well. The setback grows to 15' at the Northeast corner of the proposed garage. Also, we request a variance of 3' 6" on the east side. In addition, we request a variance on the well distance from garage. It is currently 27' from the house and we request a variance to allow it to remain in place and be 13' from the garage.

To offset the garage footprint (580 sqft), we would remove the existing gravel parking area and replace it with pervious material (390 sqft). In addition, we would remove existing gravel along the east property line and add native plantings (144 sqft).

Response to **Section 18-16-305:**

**(a) Zoning variances.**

(1) Because of the narrowness and shallowness of lot size and irregular shape, there is no reasonable possibility of maintaining strict conformance with this article.

**(c) All Variances**

(1) We believe the requested variance is the minimum variance necessary to afford relief to allow sufficient area for multiple people living in a four-bedroom house.

(2) The granting of the variance for the proposed garage:

(i) will not alter the essential character of the neighborhood or district where the lot is located. The garage will fit in with other garages on the street and not interfere

with easement access to the other homes or pedestrian access to the water. A large majority of the properties in this area have structures that abut their lot lines.

(ii) will not impair the appropriate use or development of adjacent property since both properties on either side are already developed:

(iii) the lot and surrounding area are not forested so the proposed garage will not affect resource conservation areas of the critical area:

(iv) we will not be removing any trees, so no replanting is required in the critical area and this lot is not a bog protection area. In addition, we will add pervious areas and planting beds to offset the garage footprint:

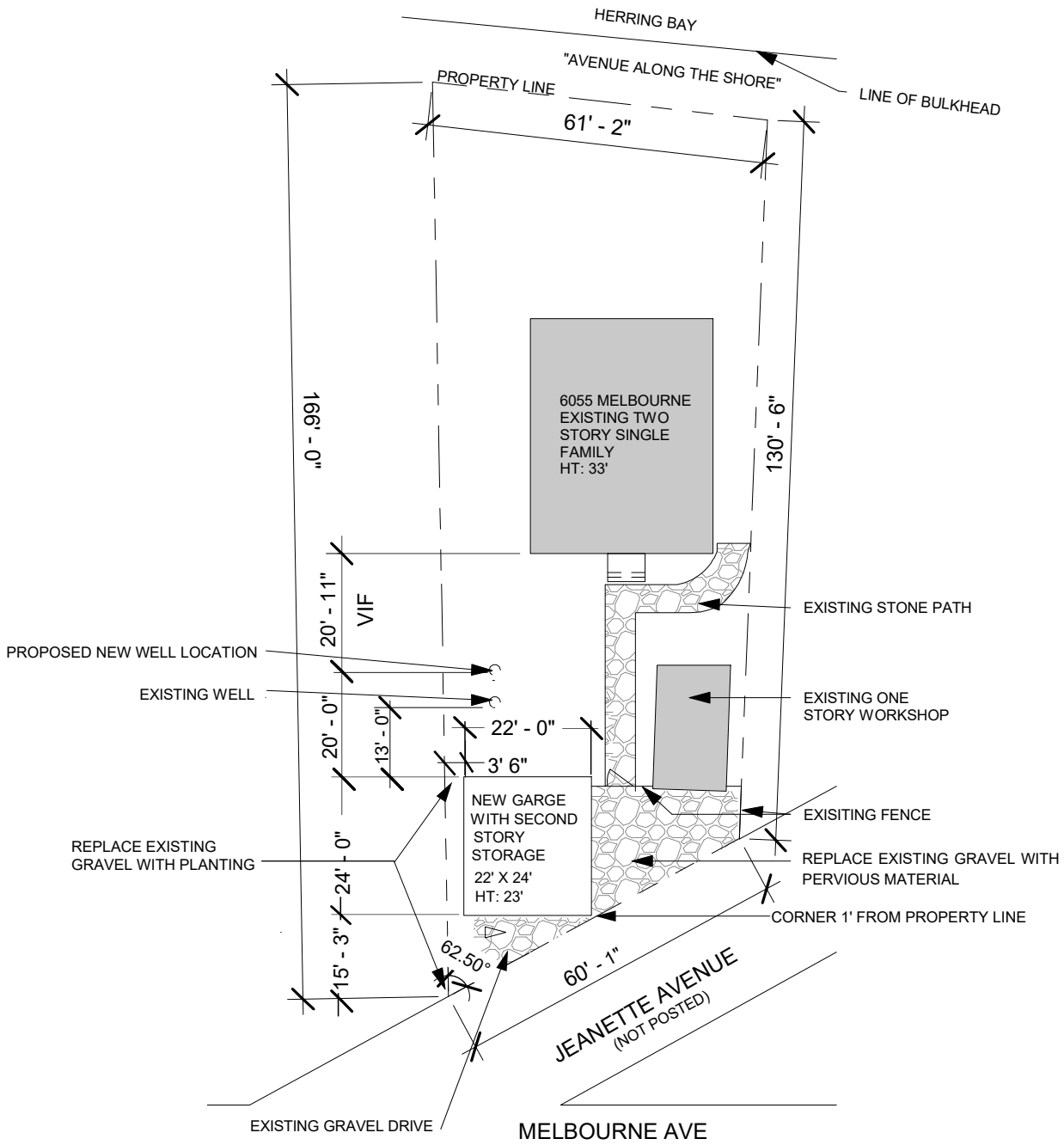
(v) will not be detrimental to the public welfare since it is significantly setback from the public right-of-way. The garage would be approximately 36' from Melbourne Ave.

Based on the above, we request a variance to build the proposed garage.

If you have questions, please contact Paulette at 301-674-7742 or Andrew at 301-466-5230. Thank you for your time.

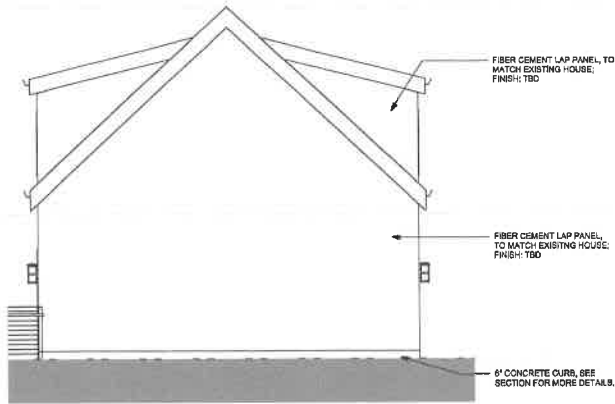
Sincerely,

Andrew & Paulette Ladas

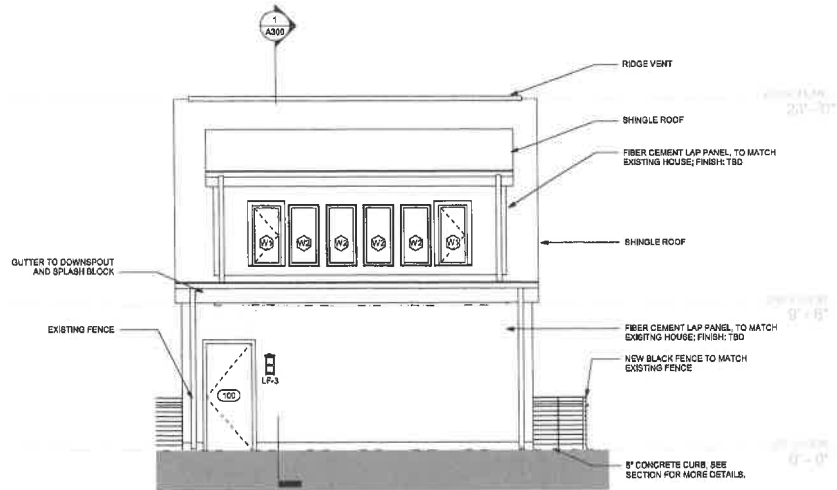


1 SITE PLAN - PROPOSED  
1" = 30'-0"

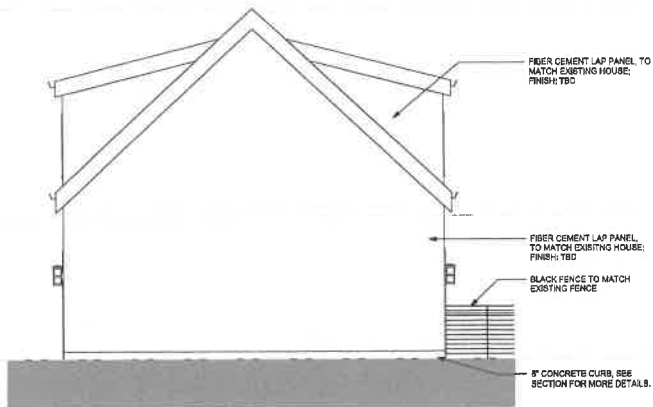
ANDREW & PAULETTE LADAS  
6055 MELBOURNE AVE



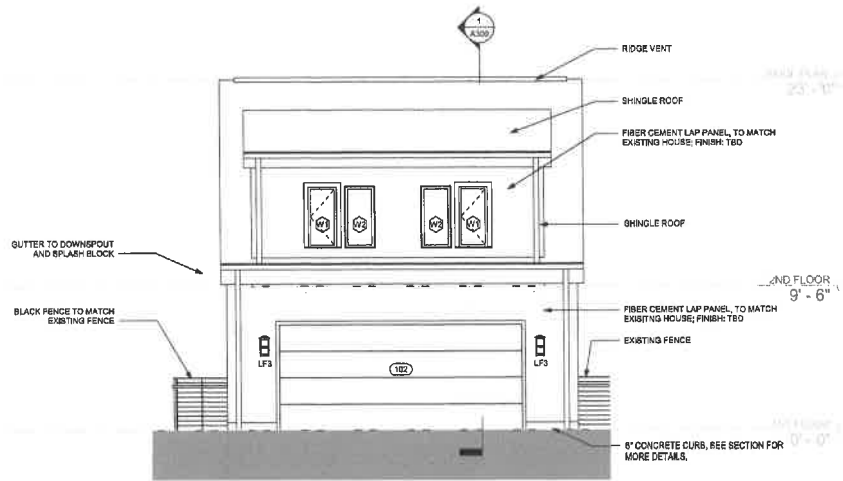
4 WEST ELEVATION  
1/4" = 1'-0"



3 NORTH ELEVATION (HOUSE SIDE)  
1/4" = 1'-0"



2 EAST ELEVATION  
1/4" = 1'-0"



1 SOUTH ELEVATION (STREET SIDE)  
1/4" = 1'-0"

**GARAGE**

6055  
MELBOURNE

**EXTERIOR  
ELEVATIONS**

Project number 2023-07  
Date 09/10/2023  
Drawn by JW  
Checked by JW

**A200**

Scale 1/4" = 1'-0"

CRITICAL AREA COMMISSION  
 CHESAPEAKE AND ATLANTIC COASTAL BAYS  
 1804 WEST STREET, SUITE 100  
 ANNAPOLIS, MD 21401

PROJECT NOTIFICATION APPLICATION

**GENERAL PROJECT INFORMATION**

Jurisdiction: \_\_\_\_\_

Date: \_\_\_\_\_

Tax Map #	Parcel #	Block #	Lot #	Section
0078	0272	0007	02	

**FOR RESUBMITTAL ONLY**

- Corrections
- Redesign
- No Change
- Non-Critical Area

\*Complete Only Page 1  
 General Project Information

Tax ID: 7-156-04235300

Project Name (site name, subdivision name, or other) John H. Madert's Subdivision of Mason's Beach

Project location/Address 6055 Melbourne Ave

City Deale Zip 20751

Local case number \_\_\_\_\_

Applicant: Last name Ladas First name Andrew & Paulette

Company \_\_\_\_\_

**Application Type (check all that apply):**

- |   |  |
|---|--|
| Building Permit <input checked="" 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:

Two-story two car Garage
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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   <sup>q</sup>

g			sq	sq	2245

			sq	

yp











