

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): Mike Crutchfield (Crutchfield Carpentry)

(Applicant must have a financial, contractual, or proprietary interest in the property)

Property Address: 3325 Shore Drive, Annapolis, Md 21403

Property Location: 15 feet of frontage on the (NW) side of 3325 Shore Dr. (Enter Street Name)

350 feet (W) of (Nearest intersecting street) Ellis Road (Enter Street Name)

12-digit Tax Account Number 2-597-124444953 Tax District (2) Council District (_____)

Waterfront Lot: Y N Corner Lot: Y N Deed Title Reference 39228/00457

Zoning District 02 Lot # 4 Tax Map 0057 Block/Grid 0021 Parcel 0008

Area 11,000 (Sq Ft, or Acres) Subdivision Name Oyster Harbor

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

Allow an addition, second floor, over the existing house using the existing set backs. Allow a front & back deck to be added (10ft from backside, instead of 25ft, 18ft from frontside, instead of 30ft)

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 Mike Crutchfield Owner's Signature Emily A. Nguyen

Print Name Mike Crutchfield Print Name Emily Nguyen

Mailing Address 506 Bruce Ave Mailing Address 3325 Shore Drive

City, State, Zip Odenton, Md 21113 City, State, Zip Annapolis, Md 21403

Work Phone Work Phone

Home Phone Home Phone

Cell Phone 443-871-6351 Cell Phone 240-586-2944

Email Address crutchfieldcarpentry@yahoo.com Email Address emilyanguyen@gmail.com

*** Below For Office Use Only ***

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

Variance to

March 15, 2023

Emily Nguyen
3325 Shore Drive
Annapolis, Md 21403

To Whom it may Concern,

Regarding my home 3325 Shore Drive Annapolis, Md 21403 in Oyster Harbor subdivision I am requesting a variance to Article 18-4-701 setbacks of the Anne Arundel County Zoning Code. I would like to add a second-floor addition with a small deck on the front and back as well as a carport over my existing driveway. The second-floor addition would be over the existing footprint and structure of my home. The carport would be an open space above my existing driveway to accommodate a slight extension of the second-floor addition. I would like to add a deck to the second-floor addition on the front that would be only 6 feet wide from the house and a small one on the back of the second floor that would only be 5 feet out from the house. My existing home does not meet the current Anne Arundel Counting Zoning requirements. If my home, the original structure did not exist, for example, I would not be able to build a home at all on my lot without a variance under the current codes as they are today. My home was originally built prior to 1985.

Based on the Coastal High Hazard Area Article 16, Section 2-202(F), as we understand it, we have made provisions to raise the house. In raising the house, we will still fall under less than 35 feet maximum height. We can meet these requirements as per the code.

I purchased this home with the intent of it being my "forever" home where my Parents can stay, as they are older, and I can have a family of my own. It would be a great hardship for me without a variance approval to accommodate my family.

A critical area variance, as we understand it, regarding Section 17-8-402 (b) 2 of the subdivision and development code is not needed at this time due to the proposed second floor addition is over the existing house and the front and back decks and carport are raised and will not be on the ground therefore there is no increased lot coverage on the ground.

Due to the narrowness of my lot the current codes after December 1985 would be impossible to meet.

In accordance with Comar, Title 27 criteria and local critical area program development a reinforced silt fence will be set around the whole property perimeter while construction is underway until 2 months after completion in case any grass would need to grow back. However, given the location of the property to the street we hope not to have much silt disturbance if any at all. The ground is currently covered with grass.

My home and property, as we understand it, regarding Comar Title 27, the county's critical area program, is not in a bog protected area.

At this time no building and or construction of any type has been started and will not be until the variance is approved/granted by both Anne Arundel County Zoning and Anne Arundel County Department of Health.

The granting of the variance will not affect the water quality or adversely impact fish, wildlife or plant habitat within Anne Arundel County Critical Area or bog protection.

A variance application is also being submitted to the Anne Arundel County Department of Health for approval to add the second-floor with the attached carport to the existing house and under the second-floor addition. Their approval is requested due to the proximity of the water well to the proposed carport and second floor addition since the existing property does not meet the current Anne Arundel County Department of Health Codes of 35 feet from the structure. The property dimensions make it an impossibility without a variance.

In summary, the variance request meets the requirements for variance approval. The property is unique in that it is extremely narrow and that neither the front nor the back setbacks can be met by even the existing structure making any improvement a complete impossibility without a variance. The location of the water well also makes any improvement an impossibility without a variance. My hands are completely tied. This variance request is not based on conditions or circumstances that are the result of any actions on my part. The grant of the variance will not impact water quality or adversely impact fish, wildlife or plant habitat which are important to me as well. None of any neighboring properties will be negatively impacted. Other homes in the Oyster Harbor subdivision have been improved since 1985 with second floors, additions, and decks. The improvements of my home will keep the character within the community and most likely increase property values. No special privileges will be granted by allowing this variance.

The variance will provide me with necessary relief to an extraordinary hardship created by Anne Arundel County Zoning codes. This extraordinary hardship has no other relief except a variance approval.

Please communicate with and send all correspondence to Karen Bair as she is handling all things related to variances on my behalf as I am on travel for work. Karen Bair, 852 Stevenson Road, Severn, MD 21144; phone# 443-995-8790; email address kbair@timeandconvenience.com

I am grateful for your time, understanding and consideration in this most important matter.

Sincerely,

A handwritten signature in cursive script that reads "Emily A. Nyugen". The signature is written in black ink and is positioned above the printed name.

Emily Nyugen

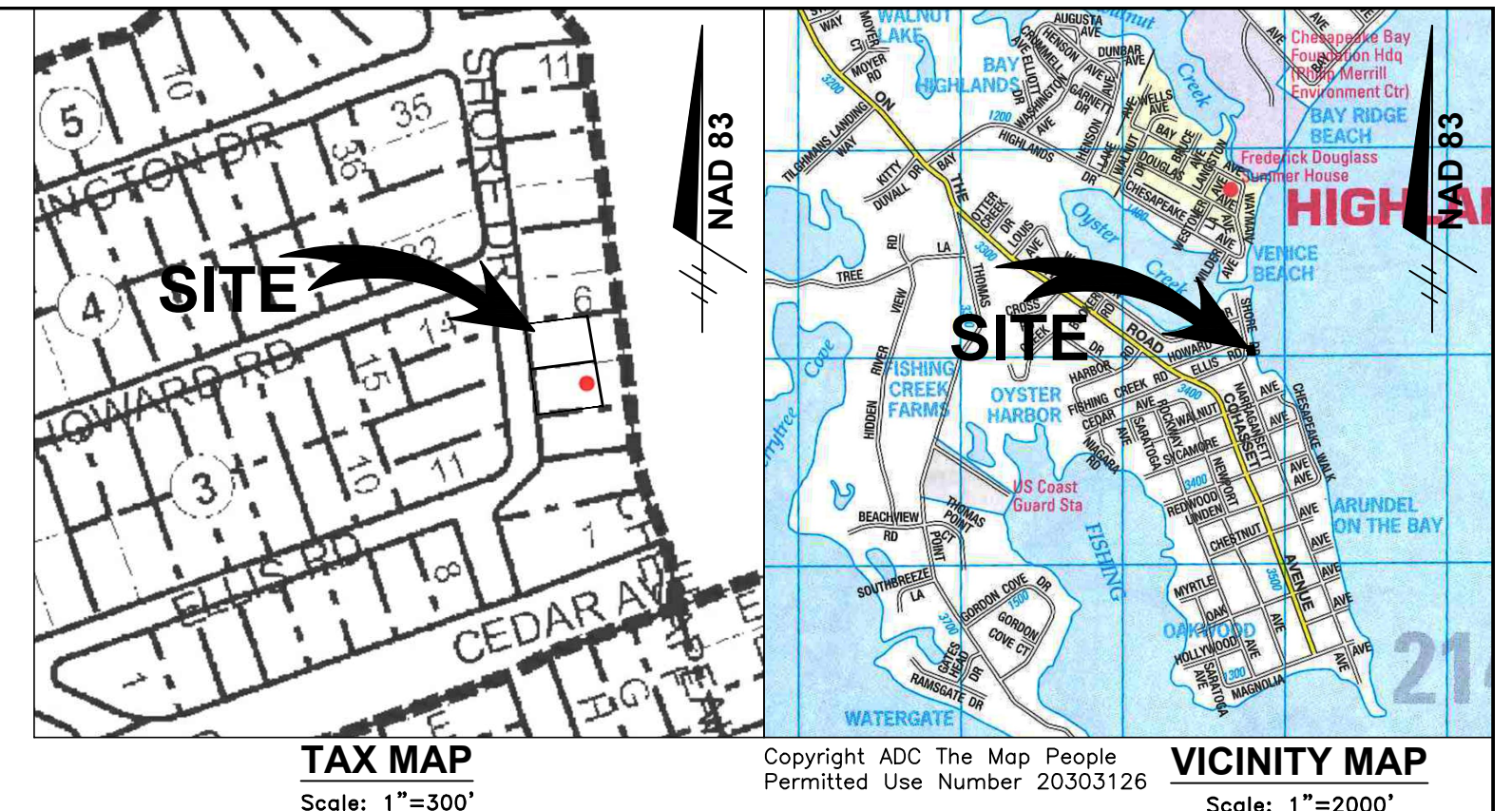
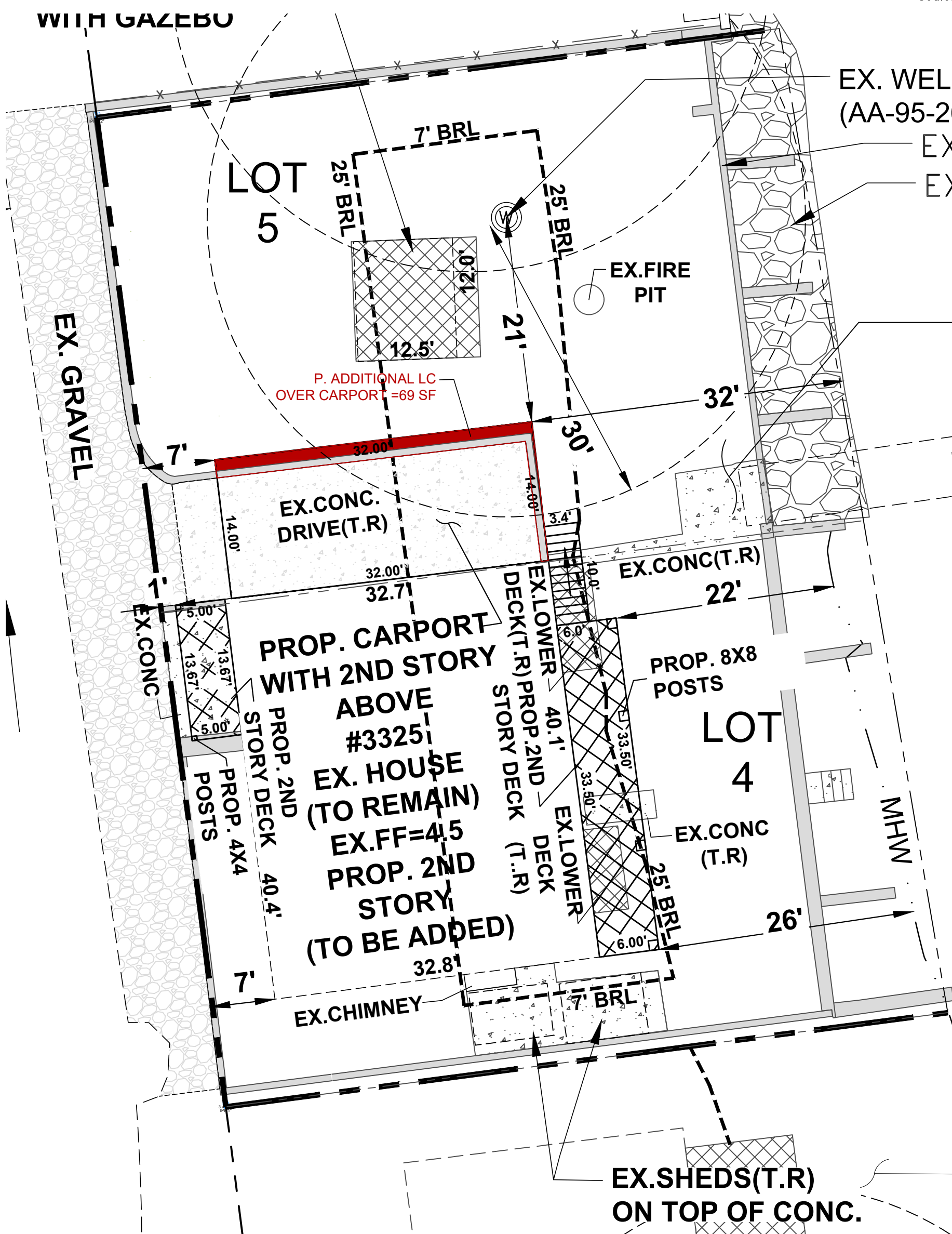
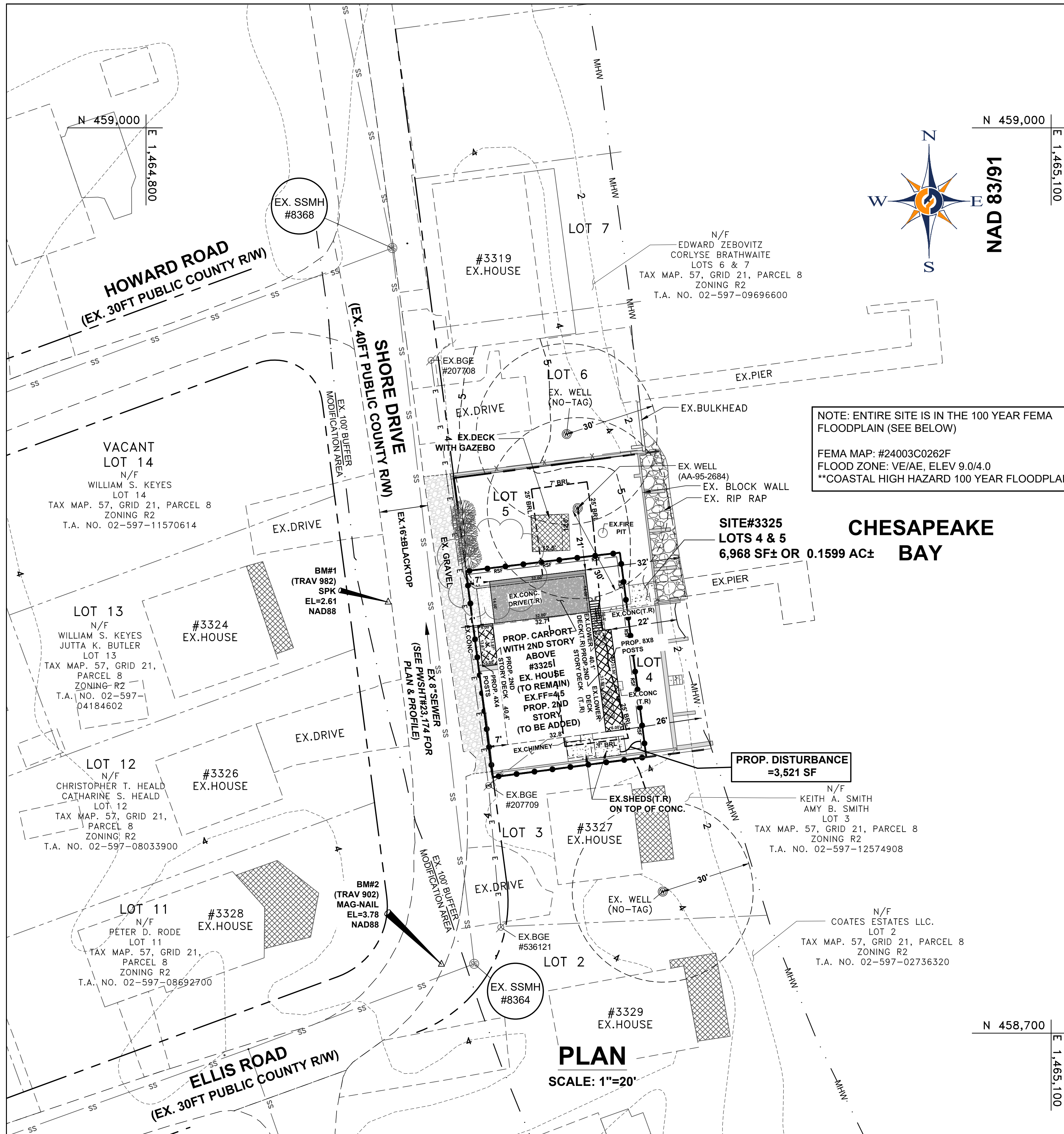
CC Karen Bair

ADDENDA – 3325 Shore Drive, Annapolis, Md 21403

The Waterfront (front side of the house) setback requirement per code is 30 feet. Per the house plans the setback from the existing house as prepared on the plans is 32 feet which exceeds the set back requirements. So, the second floor over the existing footprint would not need a variance. But the deck to be added on the front side of the house (waterfront) is 26ft from the set back as per code so we would need a 4-foot variance.

The roadside (back of the house) set back per code is 25 feet. The setback for the existing house is 7feet. The variance needed for the second-floor addition would be 18 feet. The proposed deck on the roadside of the house would be a 1-foot set back so a 24-foot variance would be needed.

The height of the house , even with the raised floor to meet elevation will only be 25feet which is below the maximum height of 35feet.



NOTE: ENTIRE SITE IS IN THE 100 YEAR FEMA FLOODPLAIN (SEE BELOW)

FEMA MAP: #24003C0262F
FLOOD ZONE: VE/AE, ELEV 9.0/4.0
**COASTAL HIGH HAZARD 100 YEAR FLOODPLAIN

- GENERAL NOTES**
- TOTAL AREA OF SITE IS 0.1599 AC.± = 6,968 SQUARE FEET.
 - EXISTING ZONING IS: R2
SETBACKS: NON-CONFORMING FRONT-25FT
REAR-25FT
SIDE-7FT EACH
 - EXISTING USE OF THE SITE IS SINGLE FAMILY DWELLING
 - PROPOSED USE OF THE SITE IS PROPOSED SECOND STORY AND DECKS
 - SITE IS KNOWN AS 3325 SHORE DRIVE LOTS 4 & 5
 - PRIVATE WELL AND SEWER TO BE INSTALLED AND UTILIZED.
MASTER PLAN CATEGORIES: SEWER-S9 (EXISTING SERVICE)
WATER-W9 (FUTURE SERVICE)
 - F.E.M.A. #24003C0262F ZONES VE, AE ELEV. 9.0, 4.0
1% ANNUAL CHANCE FLOOD HAZARD
 - SITE IS IN THE CRITICAL AREA ZONE. (LDA)
 - THIS SITE IS LOCATED WITHIN THE SEVERN RIVER WATERSHED.
 - THE SITE IS NOT IN A BOG PROTECTION AREA
 - SHORE DRIVE IS NOT A SCENIC OR A HISTORIC ROAD.
SHORE DRIVE IS CLASSIFIED AS A LOCAL PUBLIC ROAD.
 - CONTOURS SHOWN ON THIS PLAN ARE TAKEN FROM A.A.CO.
TOPO AND UTILITY OPERATIONS MAPS (FOR ON-SITE +OFF-SITE AREAS).
BOUNDARY SHOWN ON THIS PLAN DERIVED FROM A FIELD SURVEY BY TERRAIN INC. THE CONTRACTOR SHALL VERIFY THE ELEVATIONS TO HIS OWN SATISFACTION PRIOR TO STARTING WORK, ANY DISCREPANCIES SHALL BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY.

EX. LOT COVERAGE

EX. HOUSE	1,317 SF
EX. SHEDS	92 SF
EX. CONC. DRIVE	434 SF
EX. GRAVEL DRIVE	36 SF
EX. CONCRETE	230 SF
EX. TOTAL	2,109 SF

EX. & PROP. LOT COVERAGE

EX. HOUSE	1,317 SF
EX. SHEDS	92 SF
EX. CONC. DRIVE	434 SF
EX. GRAVEL DRIVE	36 SF
EX. CONCRETE	230 SF
*PROP. ADDITIONAL LC AREA	
OVER EX. DRIVE/CARPOR	69 SF
PROP. DECK STAIRS	60 SF
EX. TOTAL	2,238 SF

LOT COVERAGE (LDA)

SITE AREA	6,968 SF
EX. LC AREA(30.2%)	2,109 SF
PROP. LC AREA(31.2%)	2,238 SF
MAX. LC ALLOWED(25%+500SF)	2,242 SF

PROP. STRUCTURE COVERAGE

ALLOWABLE STRUCTURE COVERAGE (30%)	2,040 SF
EX. SHEDS	92 SF
EX. GAZEBO/DECK	150 SF
EX. HOUSE & PROP CARPORT	1,757 SF
PROP. REAR DECK	68 SF
PROP. FRONT DECK	201 SF
PROP. FRONT STEPS	34 SF

TOTAL PROPOSED STRUCTURE COVERAGE 2,302 SF
PROP. 2,302 SF - ALLOWABLE 2,040 SF = 262 SF
VARIANCE REQUEST FOR 262 SF OF ADDITIONAL STRUCTURE COVERAGE

REVISION BLOCK

NO.	DATE	DESCRIPTION	BY

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 #. 13354, EXPIRATION DATE: 2/28/25. (CORPORATE LICENSE #48856, EXPIRATION DATE: 2/28/2024)

OWNER
EMILY ANN NGUYEN
3325 SHORE DRIVE
ANNAPOLIS, MD 21403

TERRAIN
ENGINEERING · SURVEYING · ENVIRONMENTAL

53 OLD SOLOMONS ISLAND ROAD, SUITE I
ANNAPOLIS, MARYLAND 21401
410-266-1160
EMAIL: TERRAIN@COMCAST.NET

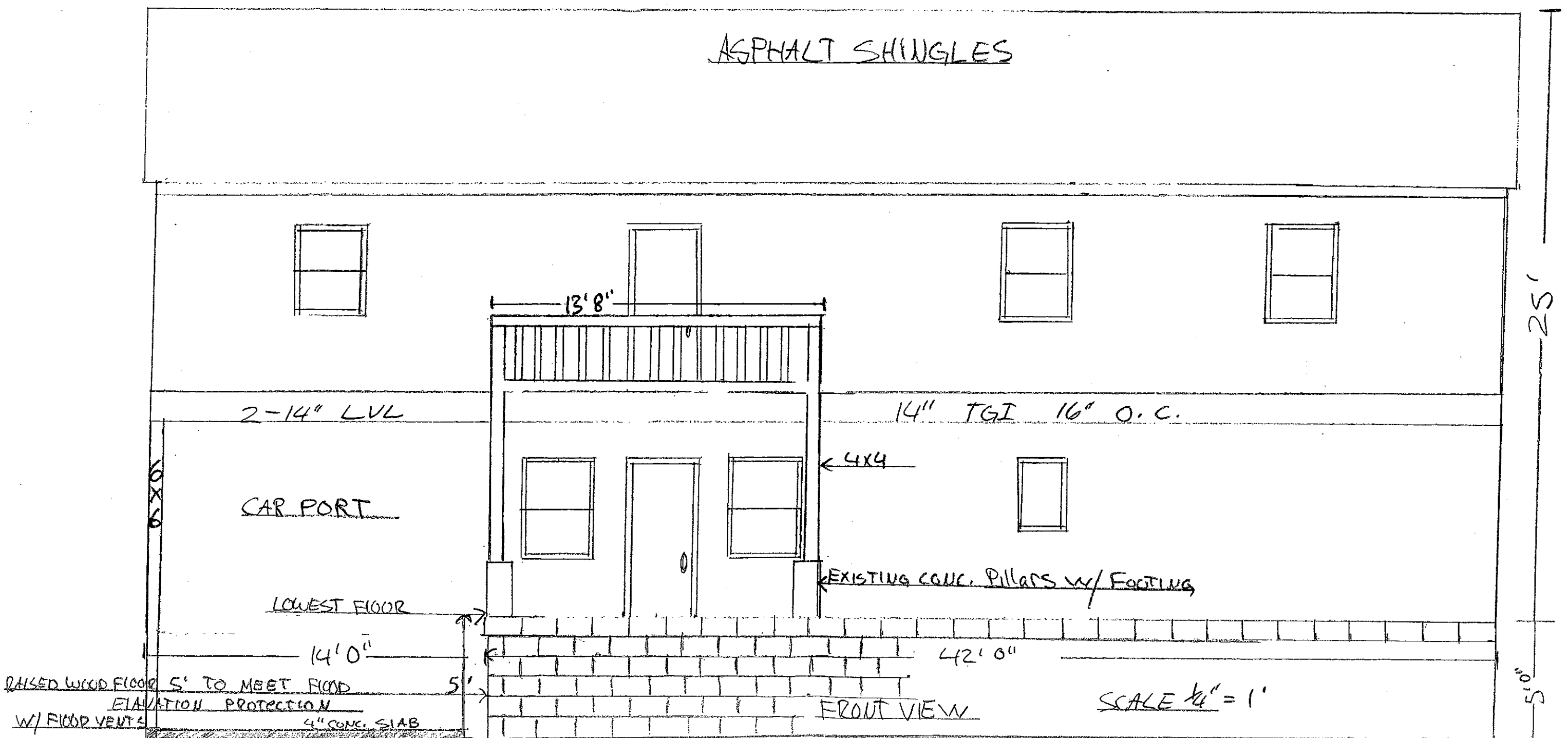
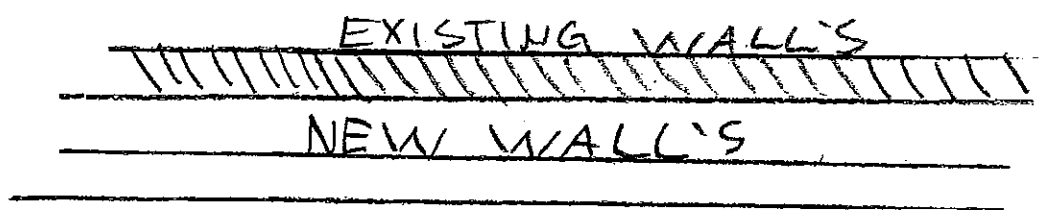
SITE DEVELOPMENT PLAN

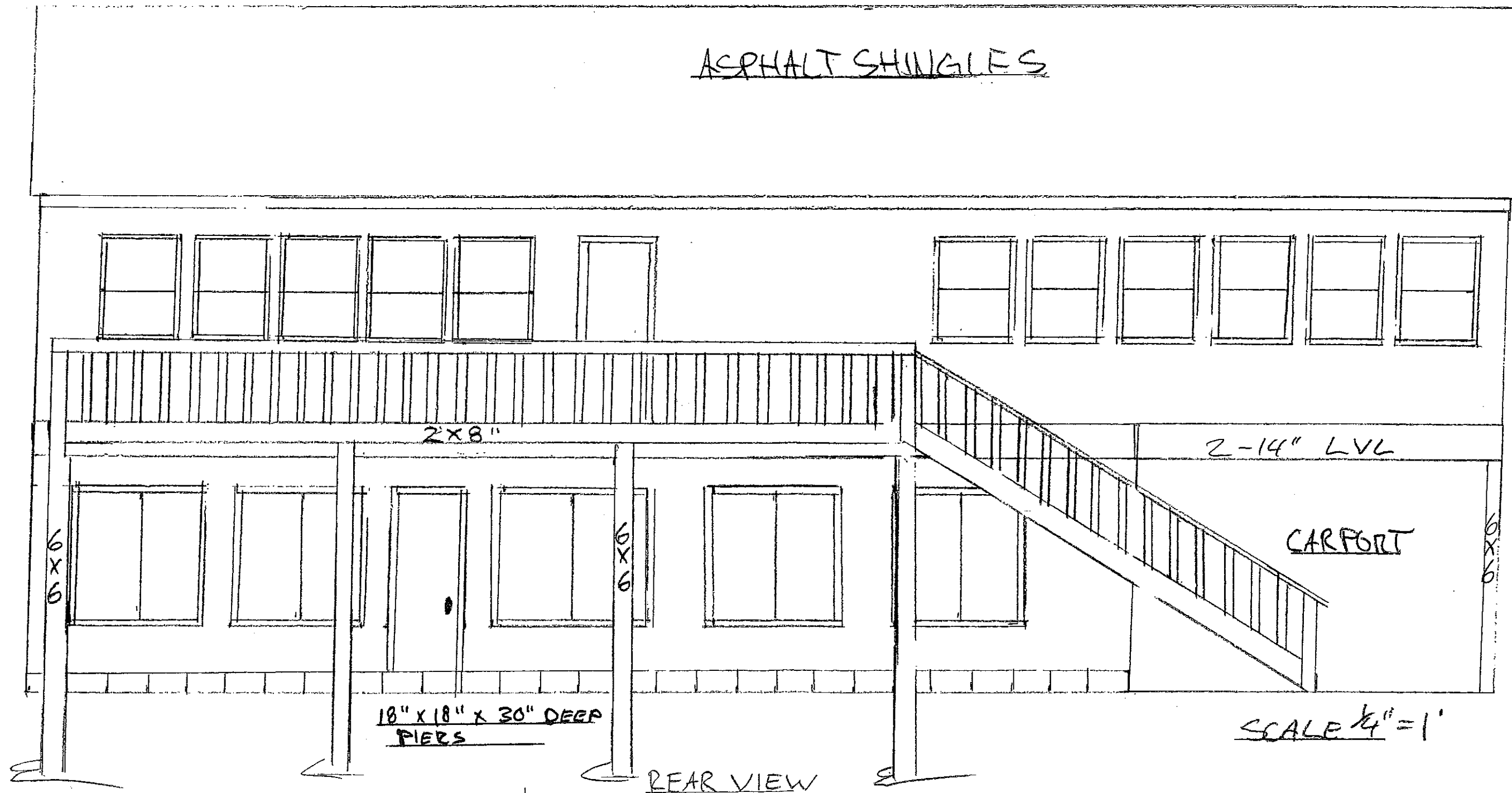
OYSTER HARBOR
LOTS 4 & 5
PB. 22 PG. 9 PLAT NO. 996
3325 SHORE DRIVE
ANNAPOLIS, MD 21403

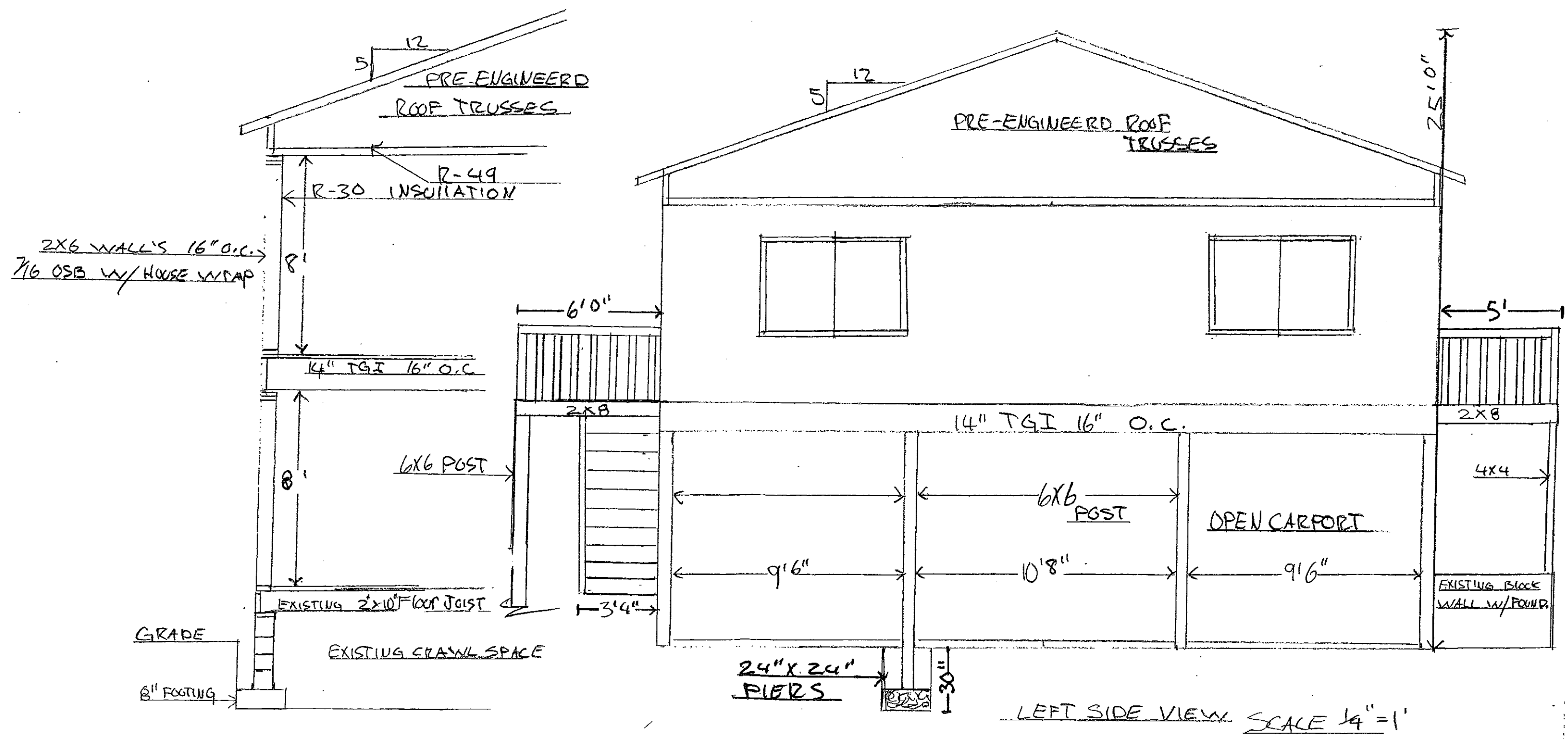
TAX MAP 57, GRID 21, PARCEL 8 TAX ACCT#902-597-12444953 ZONING:R2
SECOND TAX DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

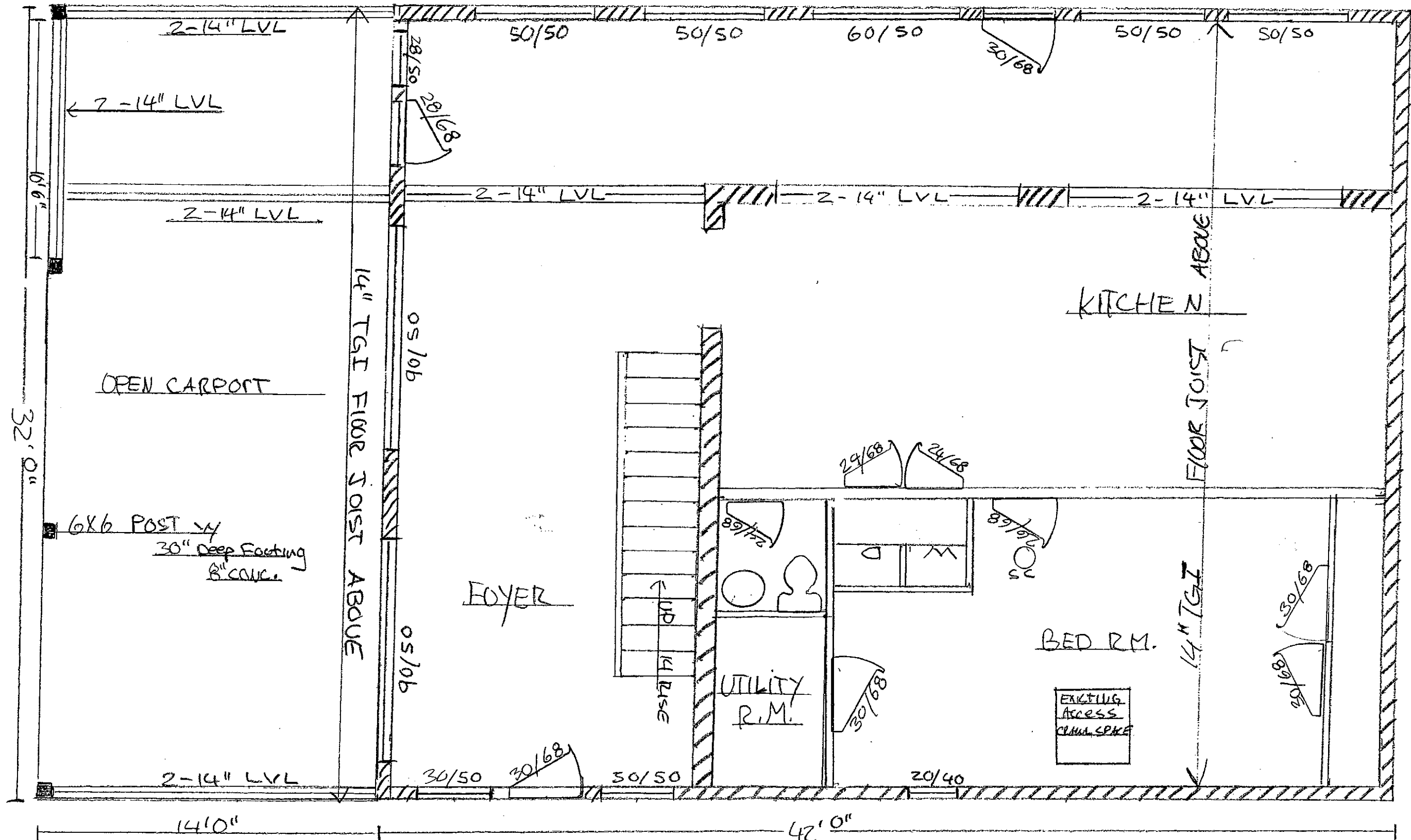
DATE: JUNE, 2023 DRAWN BY: D.J.B.
SCALE: AS SHOWN CHECKED BY: R.C.L.
SHEET: 1 OF 1 TERRAIN JOB NO. 3247

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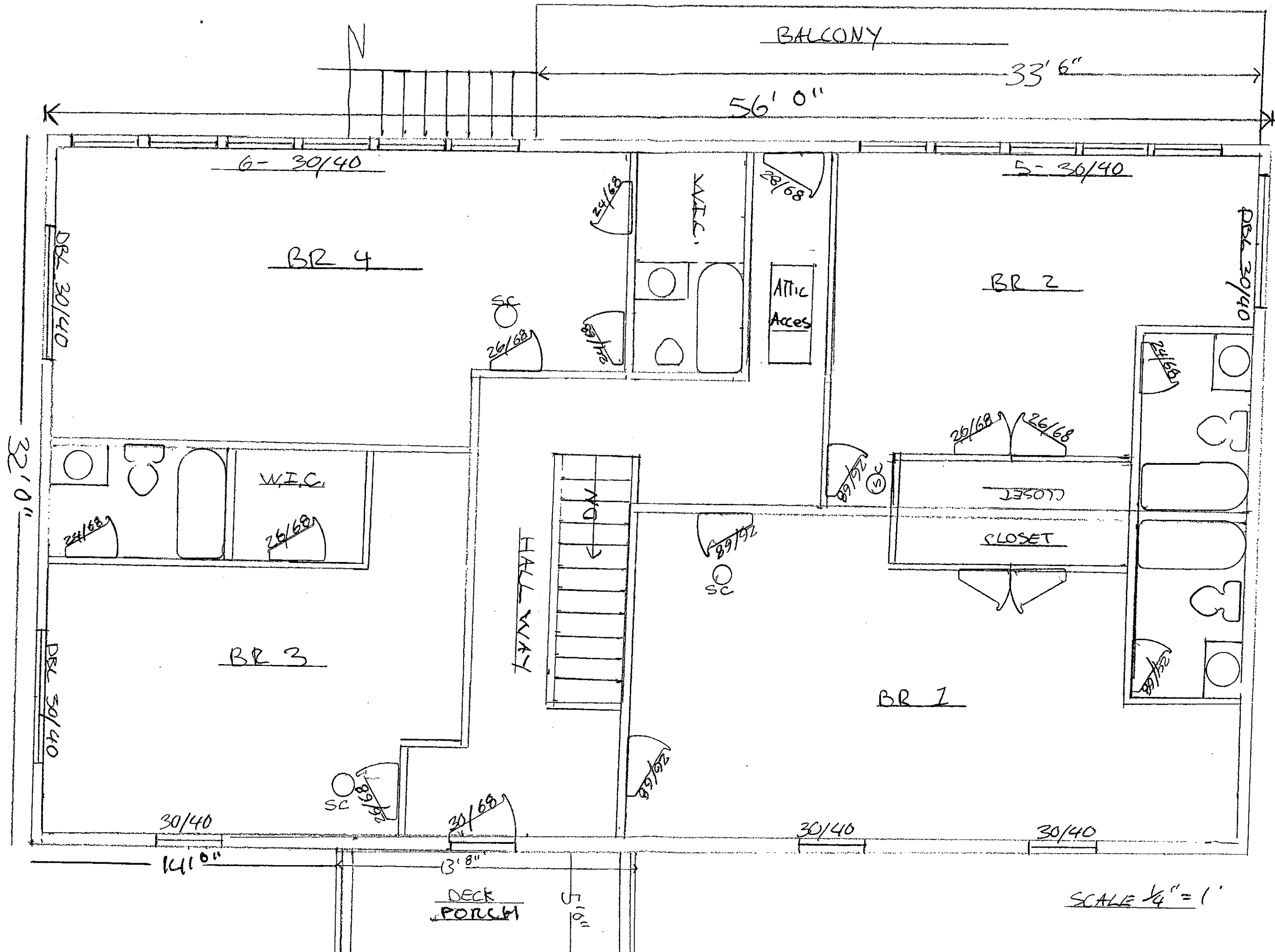




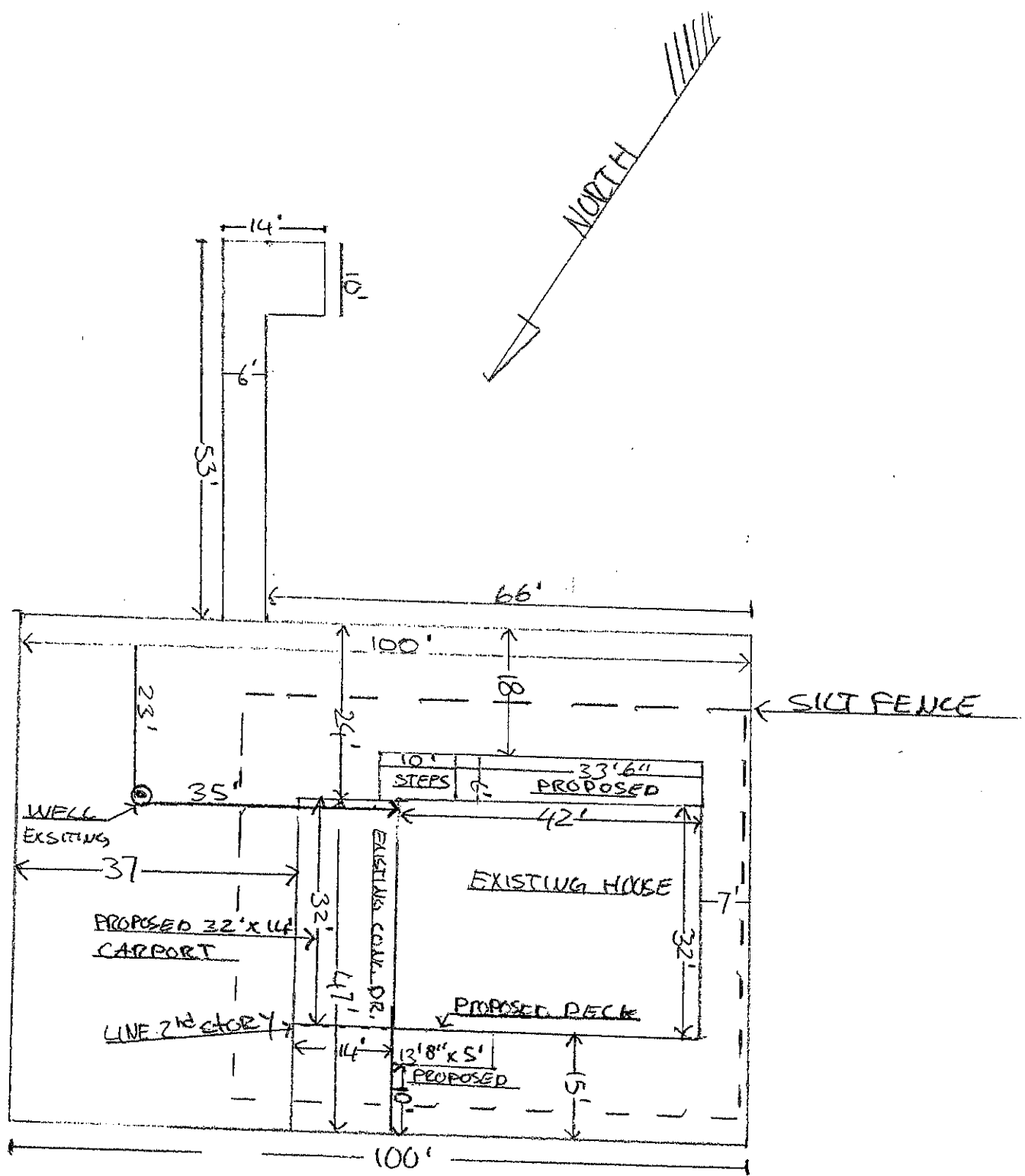


FRONT SCALE 1/4" = 1'

5



SCALE 1/4" = 1'



3325 SHORE DR.

SCALE 1" = 20'