

Brian Rotondo
7710 Pine Haven Drive
Pasadena, Maryland 21122

August 15, 2023

Anne Arundel County
Zoning Division
2664 Riva Road, PO BOX 6675
Annapolis, Maryland 21401

LETTER OF EXPLANATION
RE: Application for VARIANCE

For us to improve our home, we would like to build an attractive new garage addition. We are currently permitted to extend our purposed garage addition 23 feet sideways. We want to extend the proposed garage sideways a total of 30 feet which would take the construction to the property line. This would encroach on the building restriction line by 7 feet.

Our current 2-story home measures 40 feet wide and 26 feet deep and at its highest peak about 27 feet tall. Approximately 1600 square feet of living space. The purposed new front porch would add no additional height and measure 24 feet deep, and 30 feet wide positioned on the left side of the front of the house.

We feel very strongly that the approval of this variance would justify our request to build this purposed garage addition. It would not only enhance the curb appeal of our home but also, it's value to us and to the neighborhood. It would allow us to enjoy our home more. This is not possible without the approval of this application for variance.

The front façade of our home currently sits 28 feet from the front property line.

Sincerely,

Brian Rotondo

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

Tax ID: _____

FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
 General Project Information

Project Name (site name, subdivision name, or other) BILAN ROTONDO

Project location/Address 710 PINE HAVEN DRIVE

City PASADENA Zip 21122

Local case number _____

Applicant: Last name HUFF First name ROBERT

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:

CONSTRUCT GARAGE ADDITION
ENCLOSING 7' to PROPERTY LINE

Intra-Family Transfer	Yes <input type="checkbox"/>	Growth Allocation	Yes <input type="checkbox"/>
Grandfathered Lot	<input type="checkbox"/>	Buffer Exemption Area	<input type="checkbox"/>

Project Type (check all that apply)

Commercial	<input type="checkbox"/>	Recreational	<input type="checkbox"/>
Consistency Report	<input type="checkbox"/>	Redevelopment	<input type="checkbox"/>
Industrial	<input type="checkbox"/>	Residential	<input checked="" type="checkbox"/>
Institutional	<input type="checkbox"/>	Shore Erosion Control	<input type="checkbox"/>
Mixed Use	<input type="checkbox"/>	Water-Dependent Facility	<input type="checkbox"/>
Other	<input type="checkbox"/>		

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft	Total Disturbed Area	Acres	Sq Ft
IDA Area					
LDA Area					
RCA Area					
Total Area					

of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees			Existing Lot Coverage		
Created Forest/Woodland/Trees			New Lot Coverage		720
Removed Forest/Woodland/Trees			Removed Lot Coverage		
			Total Lot Coverage		3870

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance			Buffer Forest Clearing		
Non-Buffer Disturbance			Mitigation		

<u>Variance Type</u>		<u>Structure</u>	
Buffer	<input type="checkbox"/>	Acc. Structure Addition	<input type="checkbox"/>
Forest Clearing	<input type="checkbox"/>	Barn	<input type="checkbox"/>
HPA Impact	<input type="checkbox"/>	Deck	<input type="checkbox"/>
Lot Coverage	<input type="checkbox"/>	Dwelling	<input type="checkbox"/>
Expanded Buffer	<input type="checkbox"/>	Dwelling Addition	<input type="checkbox"/>
Nontidal Wetlands	<input type="checkbox"/>	Garage	<input type="checkbox"/>
Setback	<input type="checkbox"/>	Gazebo	<input type="checkbox"/>
Steep Slopes	<input type="checkbox"/>	Patio	<input type="checkbox"/>
Other	<input type="checkbox"/>	Pool	<input type="checkbox"/>
		Shed	<input type="checkbox"/>
		Other	<input type="checkbox"/>

Critical Area Narrative

A paragraph or less on a separate sheet addressing each point listed below:

- Describe the proposed use of the subject property and include if the project is residential, commercial, industrial, or maritime

Proposed use of property - Residential

- Describe the type of predominant trees and shrubs on the subject property. Include a statement addressing the square footage of the property that is vegetated with trees and shrubs, how much of the property will be disturbed by the proposed development, and how the disturbance will be mitigated.

Types of trees – Oaks, pines, poplar, many bushes

- Describe the methods to minimize impacts on water quality and habitat from proposed construction (i.e. stormwater management, sediment control, and silt fence).

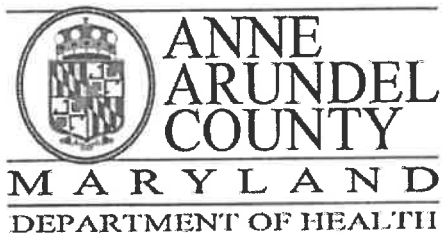
Method to minimize impact - Silt fence

- Calculate the impervious surface before and after construction, including all structures, gravel areas, driveways, and concrete areas.

Impervious surface before – 3150 sq ft Impervious surface after – 3870 sq ft.

- If applicable, describe any habitat protection areas on the subject property including expanded buffers, steep slopes of 15% or greater, rare and endangered species, anadromous fish propagation waters, colonial waterbird nesting sites, historic waterfowl staging and concentration areas, riparian forests, natural heritage areas, and plant and wildlife habitats of local significance.

Steepest slope at construction site is less than 1% grade.



J. Howard Beard Health Services Building
3 Harry S. Truman Parkway
Annapolis, Maryland 21401
Phone: 410-222-7095 Fax: 410-222-7294
Maryland Relay (TTY): 711
www.aahealth.org

Tonii Gedin, RN, DNP
Health Officer

MEMORANDUM

TO: Sumner Handy, Zoning Applications
Planning and Zoning Department, MS-6301

FROM: Brian Chew, Program Manager *BC*
Bureau of Environmental Health

DATE: 9/27/2023

RE: Brian C. Rotondo
7710 Pine Haven Dr.
Pasadena, MD 21122

CASE
NUMBER: 2023-0145-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has received the above referenced variance request to allow a dwelling addition (garage) with less setbacks than required. The Health Department offers the following comments:

The Health Department has reviewed the above referenced request. The property is served by public water and sewer facilities. The Health Department has no objection to the above referenced request.

If you have further questions or comments, please contact Jasmine Baldwin at 410-222-1348.

cc: Sterling Seay



OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE MEETING

DATE OF MEETING Oct 19, 2023

P&Z STAFF R. Konowal Kelly Krinetz

APPLICANT/REPRESENTATIVE Robert Huff EMAIL _____

SITE LOCATION 7710 Pine Haven LOT SIZE 19,602 ZONING R5

CA DESIGNATION IDA BMA ___ or BUFFER X APPLICATION TYPE Variance to CA Program

Variance to allow a dwelling addition (side attached garage) with less setbacks and buffer than required

Property is located within 100 foot stream buffer – variance required

Proposed garage addition is to be three feet from side property line requiring variance of 4 feet to 7 foot setback

COMMENTS

Critical Area Team - The site plan does not reflect all of the existing improvements on site. Conceptually I have no objection to the proposal as the applicant has maximized the distance the stream. The applicant will need to demonstrate compliance with all other approval criteria in the Code.

Zoning – see comments above regarding site plan. Please indicate height of garage in number of stories and feet.

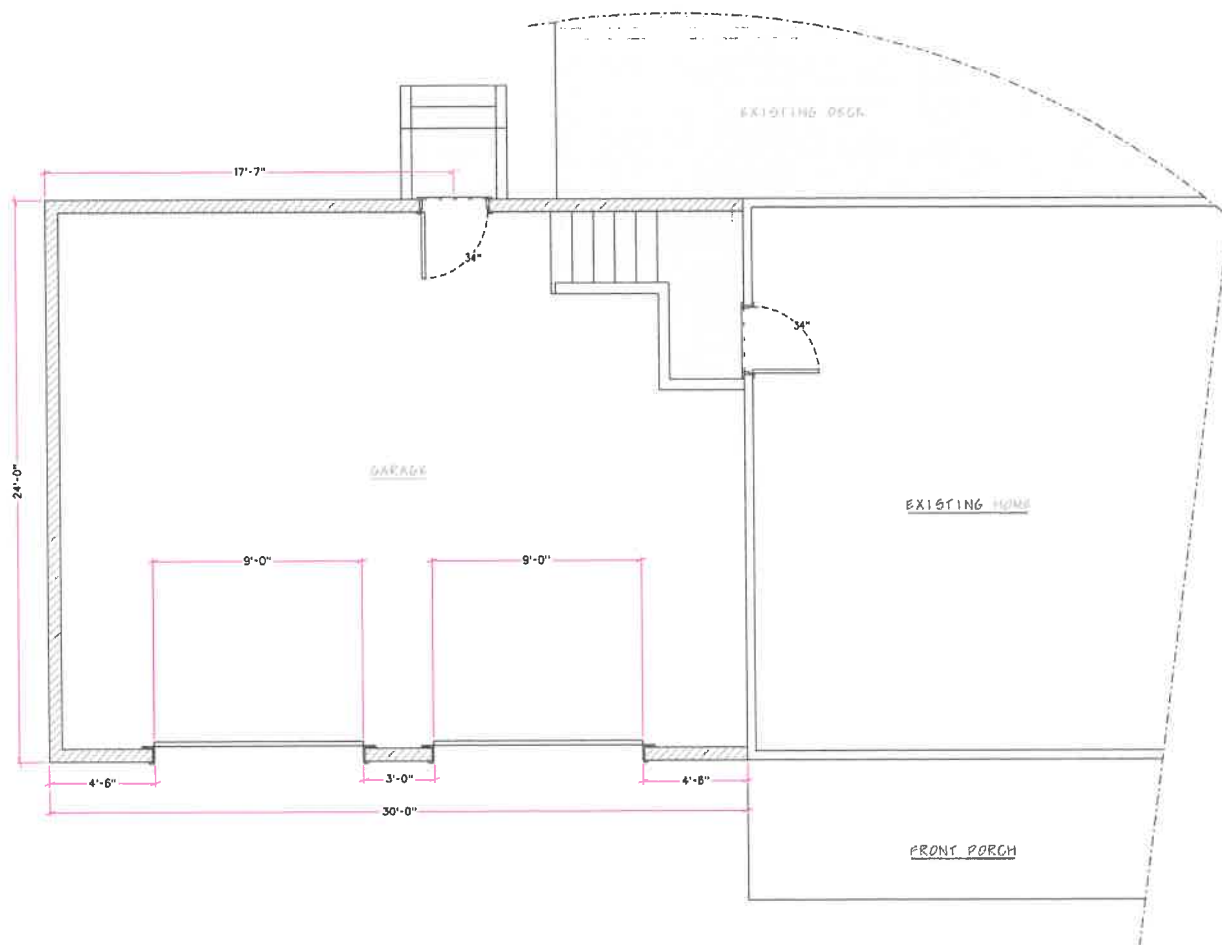
INFORMATION FOR THE APPLICANT

Section 18-16-201 (b) Pre-filing meeting required. Before filing an application for a variance, special exception, or to change a zoning district, to change or remove a critical area classification, or for a variance in the critical area or bog protection area, an applicant shall meet with the Office of Planning and Zoning to review a pre-file concept plan or an administrative site plan. For single lot properties, the owner shall prepare a simple site plan as a basis for determining what can be done under the provisions of this Code to avoid the need for a variance.

*** A preliminary plan checklist is required for development impacting environmentally sensitive areas and for all new single-family dwellings. A stormwater management plan that satisfies the requirements of the County Procedures Manual is required for development impacting environmentally sensitive areas OR disturbing 5,000 square feet or more. State mandates require a developer of land provide SWM to control new development runoff from the start of the development process.

Section 18-16-301 (c) Burden of Proof. The applicant has the burden of proof, including the burden of going forward with the production of evidence and the burden of persuasion, on all questions of fact. The burden of persuasion is by a preponderance of the evidence.

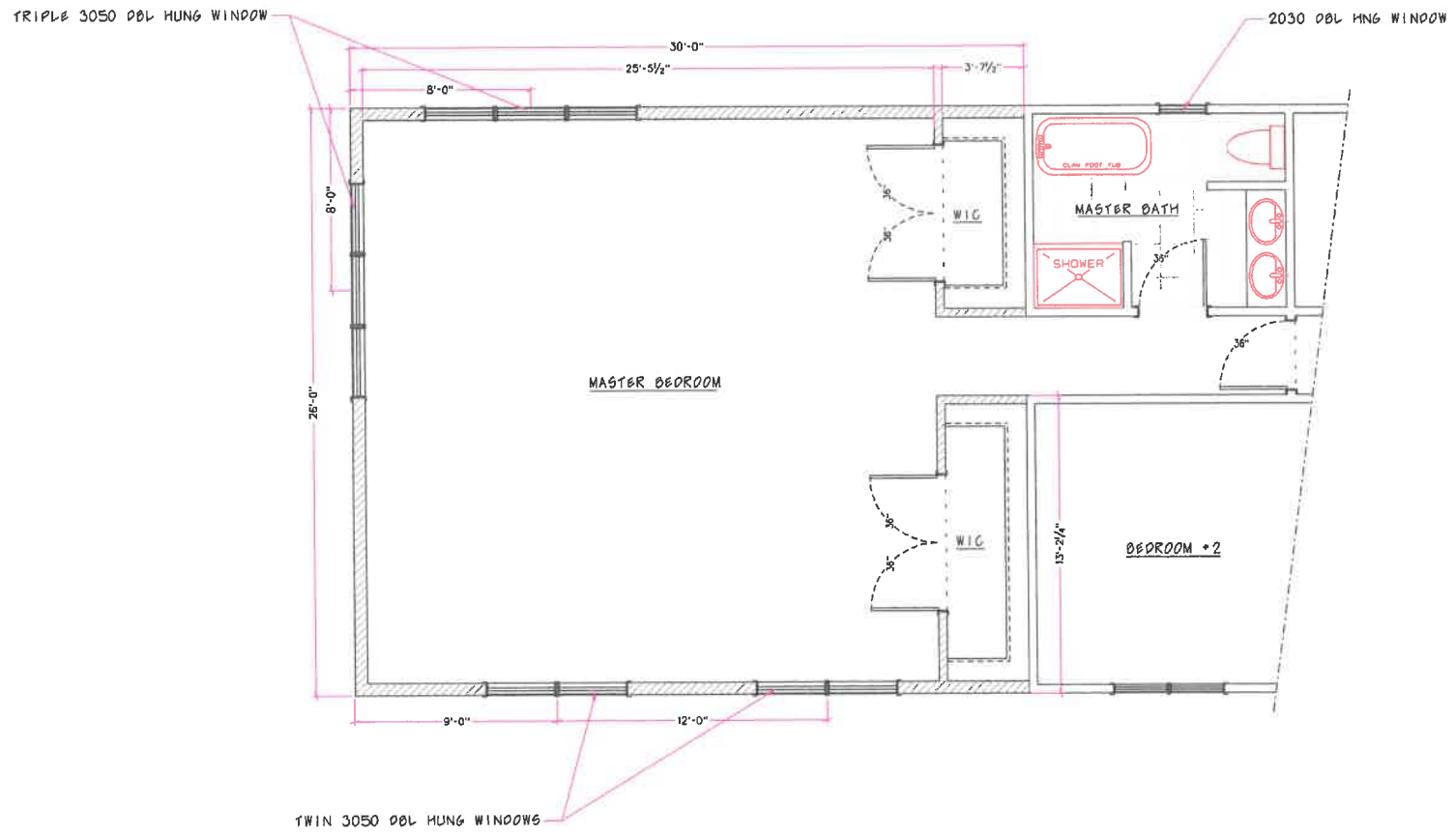
A variance to the requirements of the County's Critical Area Program may only be granted if the Administrative Hearing Officer makes affirmative findings that the applicant has addressed all the requirements outlined in Article 18-16-305. Comments made on this form are intended to provide guidance and are not intended to represent support or approval of the variance request.



GARAGE LEVEL FLOOR PLAN
SCALE 1/4" = 1'-00"

DESIGNED BY	SCOTT HOFF
DATE	11/17/2022
OWNER	
OWNER	BRIAN & KIMBERLY ROTONDO 7710 PINE HAVEN DRIVE PASADENA, MD 21122
JURISDICTION	
JURISDICTION	ANNE ARUNDEL COUNTY
SHEET	

A101



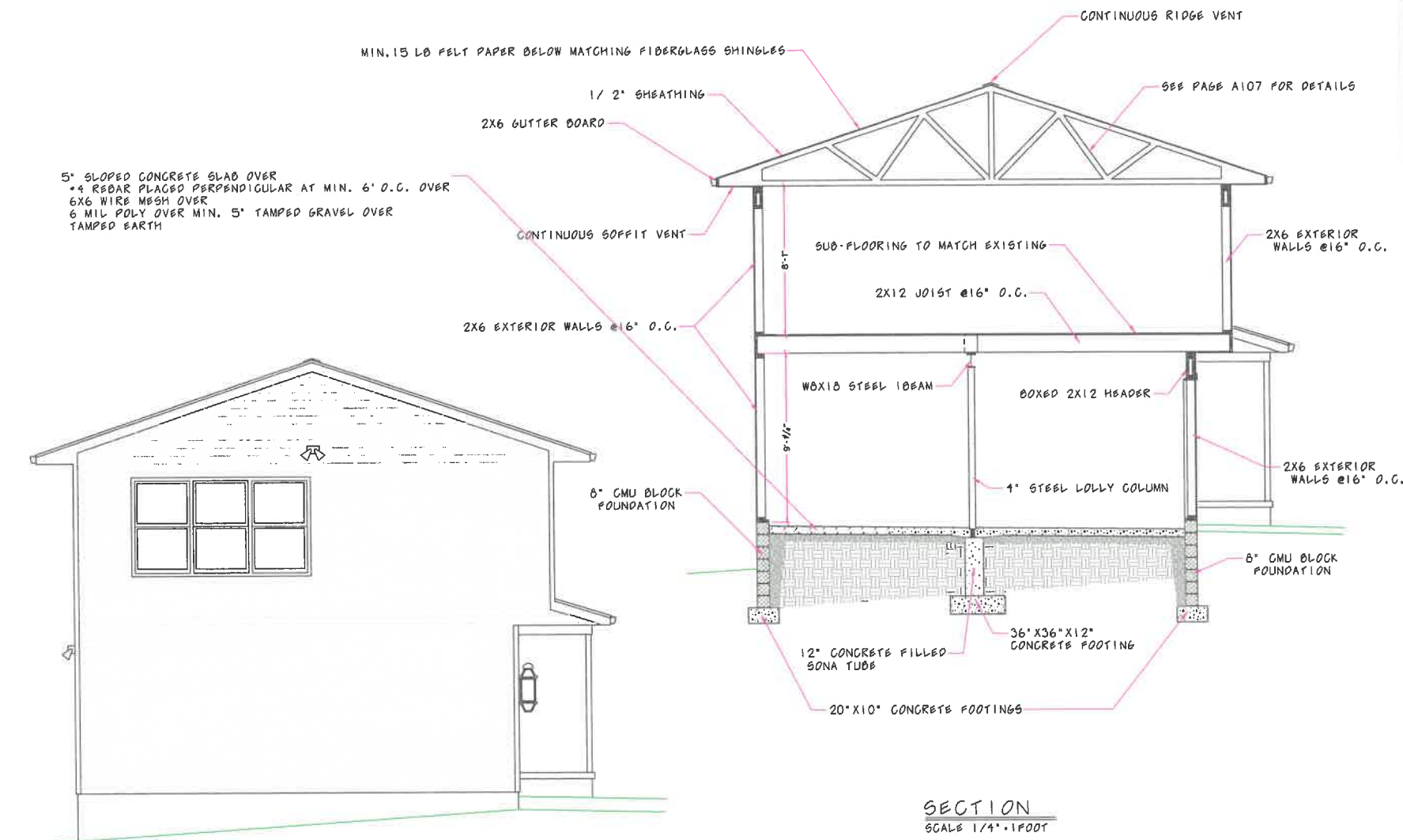
SECOND LEVEL FLOOR PLAN
SCALE 1/4" = 1'00"

DESIGN BY	SCOTT HUFF
DATE	11/10/2022
OWNER	ORIAN & KIMBERLY ROTONDO 7710 PINE HAVEN DRIVE PASADENA, MO 21122
JURISDICTION	ANNIS ARUNDEL COUNTY
SHEET	A102



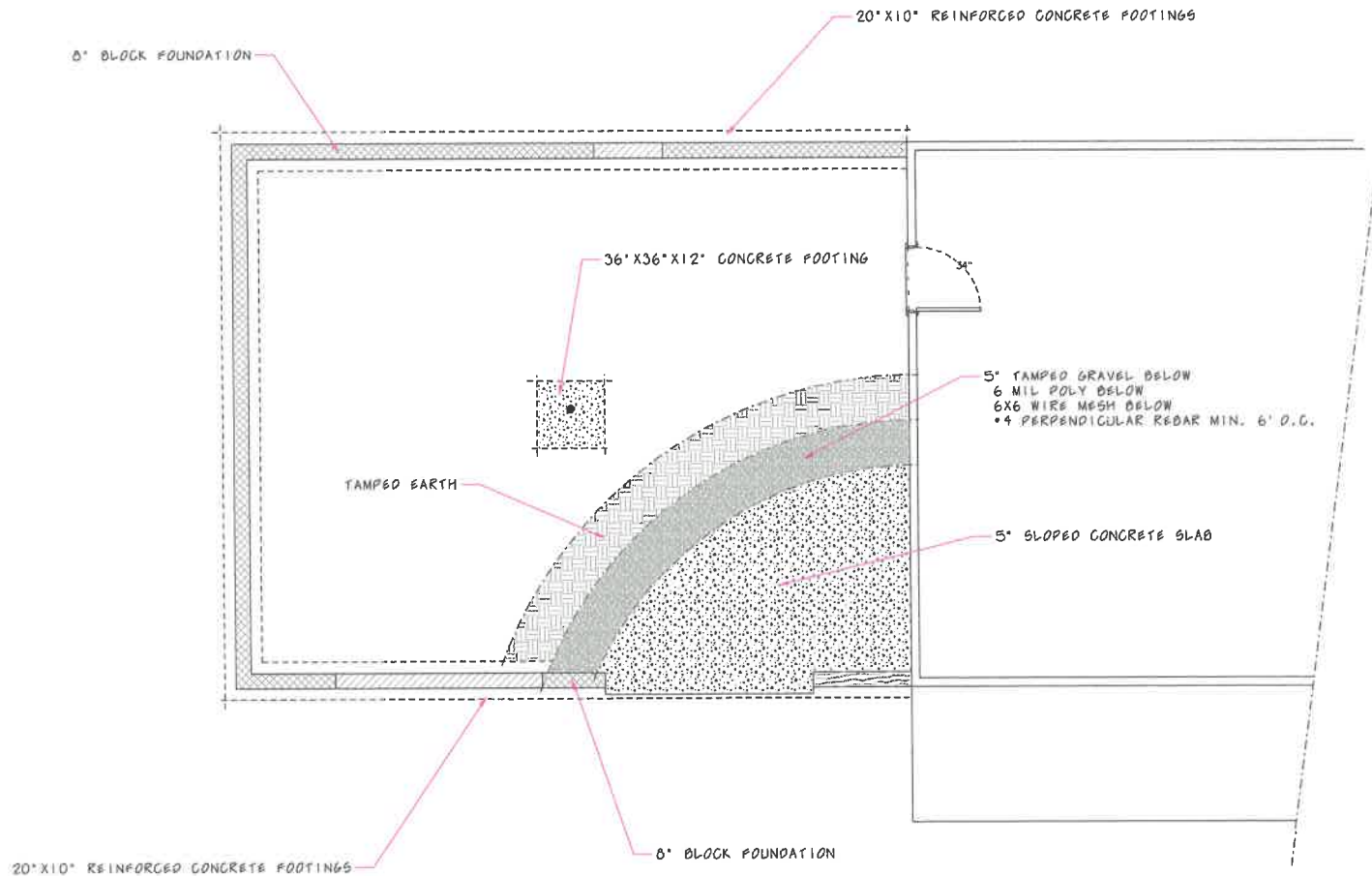
FRONT ELEVATION
SCALE 1/4" = 1 FOOT

DESIGN BY SCOTT HUFF
11/07/2022
OWNER
ORIAN & KIMBERLY ROTONDO 7710 PINE HAVEN DRIVE PASADENA, MD 21122
JURISDICTION
ANNE ARUNDEL COUNTY
SHEET
A103
COPYRIGHT 1991-2022



LEFT SIDE ELEVATION
SCALE 1/4" = 1 FOOT

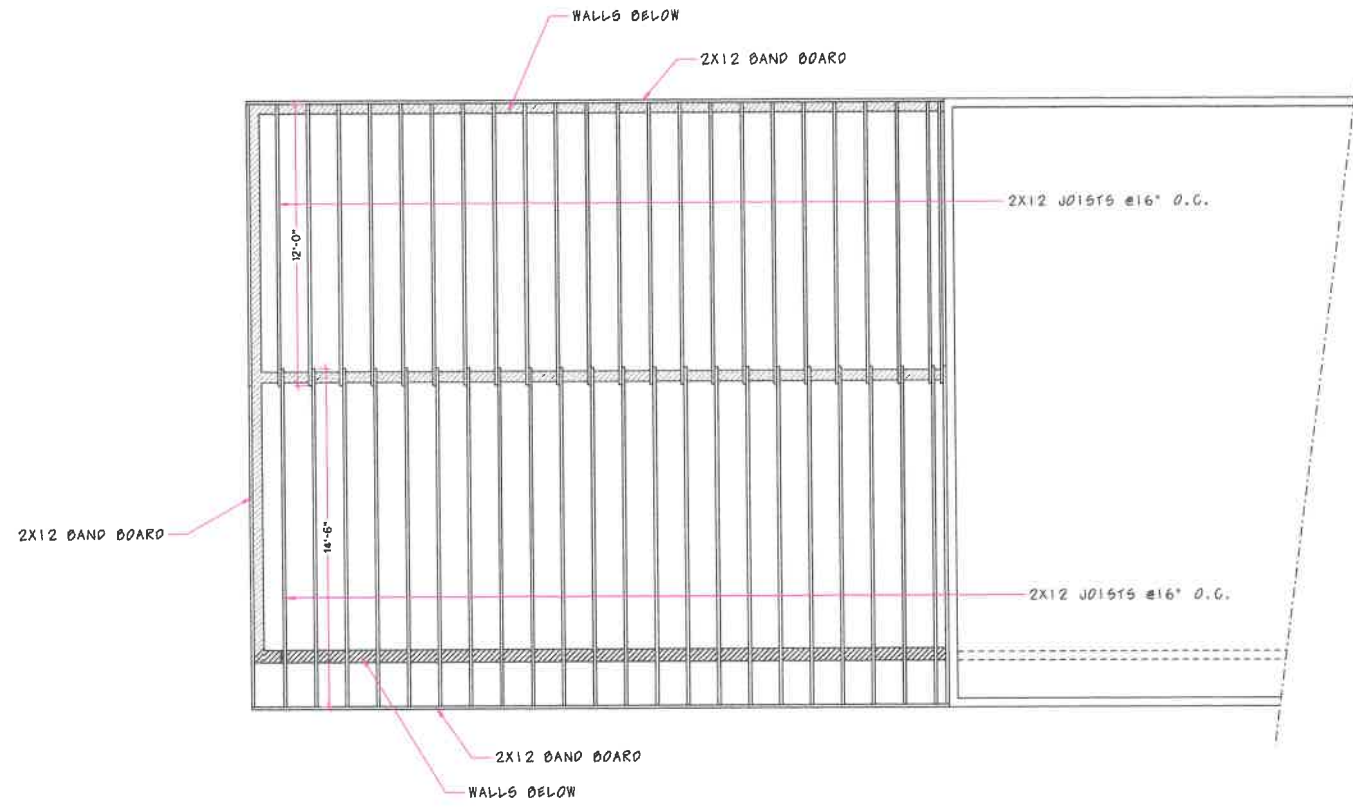
DRAWN BY	SCOTT HUFF
DATE	11/10/2022
OWNER	DRIAN & KIMBERLY ROTONDO 7710 PINE HAVEN DRIVE PASADENA, MO 21122
JURISDICTION	ANNIS ARUNDEL COUNTY
SHEET	



FOOTINGS/FOUNDATION PLAN
SCALE 1/4" = 1'00"

DESIGN BY	SCOTT HOFF
DATE	11/17/2022
OWNER	
	DRIAN & EIMBERLY ROTONDO 7710 PINE HAVEN DRIVE PASADENA, MD 21122
JURISDICTION	
	ANNE ARUNDEL COUNTY
SHEET	

A105

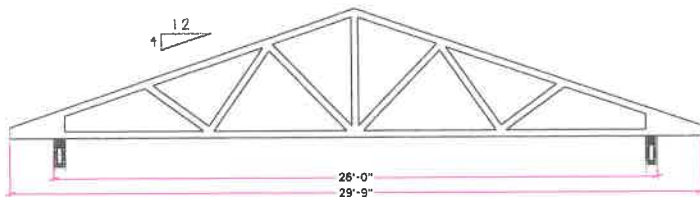


SECOND FLOOR JOIST PLAN
SCALE 1/4" = 1'00"

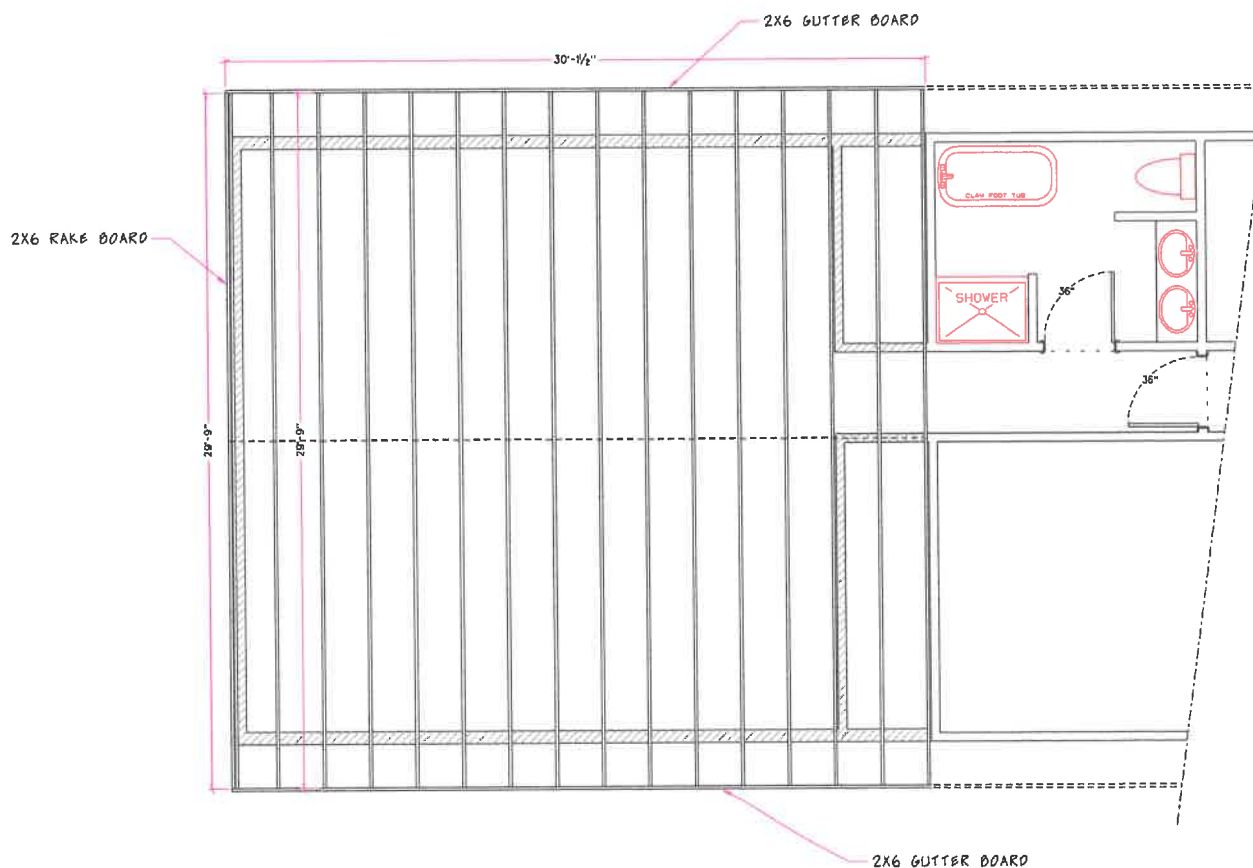
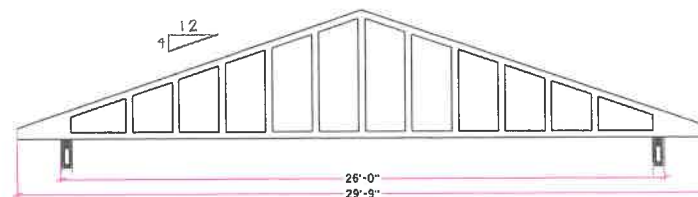
DRAWN BY	SCOTT HUFF
DATE	11/17/2022
OWNER	
OWNER	ORIAN S KINGSLEY ROTUNDO 7710 PINE HAVEN DRIVE PASADENA, MO 21122
JURISDICTION	
JURISDICTION	ANNIS ARKUNDEL COUNTY
SHEET	

A106

1) STANDARD PEE-ENGINEERED TRUSSES



1) PEE-ENGINEERED GABLE TRUSS



ROOF PLAN
SCALE 1/4" = 1 FOOT

DRAWN BY	SCOTT HUFF
DATE	11/10/2022
OWNER	DRIAN & EMMELLY ROTONDO 7710 PINE HAVEN DRIVE PASADENA, MO 21122
JURISDICTION	ANNE ARUNDEL COUNTY
SHEET	

A107