



Revised: October 4, 2023
September 21, 2023

Anne Arundel County
Department of Planning and Zoning
2664 Riva Road
Annapolis, MD. 21401

**RE: Variance Application – Explanatory Letter
8429 Bay Road, Pasadena, MD
Riviera Beach, Lots 1-3, Section Z
Tax Map 11, Block 11, Parcel 69, Lot 178**

To Whom it May Concern:

Please find submitted herewith the variance application and associated required submittal materials requesting a variance to permit a primary structure and deck with less front yard and corner side yard setback than required in R5 zoning. Also, to permit certain Architectural features (steps) with less setback than required. Also, to allow a primary structure to not comply with the designated location of a principal structure on a waterfront lot.

The site is identified as Riviera Beach, Section Z, Lots 1-3. This site is a 15,000 sf / 0.34 ac lot, zoned R5. The site is located within the Chesapeake Bay Critical Area (IDA) and is buffer exempt. The site is served by existing public water and existing public sewer. The site is a corner lot, with 75'+/- of frontage on a public 20-foot right-of-way known as Bay Road and 200' of frontage on a private 40-foot unimproved right-of-way called Harlem Road. This lot is legally buildable by virtue of the Riviera Beach record plat that is recorded in Book 2, Page 22 of the Land Records.

This site is currently developed with an existing (2) story home, driveway, sidewalks with pavers, a (2) story deck (the lower level of the two-story deck has a solid ceiling) and a one-story openair deck. The owner proposes to construct a new (2) story addition and (1) story new deck and steps. The the existing 2 story deck will be removed and in its place construct a (2) story enclosed addition, creating no new lot coverage, then the one-story portion of the deck will be removed and replaced with a (1) story openair deck (gapped boards), and lastly the existing steps will be removed and replaced with new steps in approximately the same location.

R5 Setbacks

The applicant is seeking a variance to permit a (2) story addition and (1) story openair deck to have less corner side yard setback and front yard setback than required per Article 18-4-701 (*Please note **Article 18-2-301(d) Decks, does not apply as this is a waterfront lot and the deck encroaches the front yard setback and not the rear***). The required setback from a corner side yard is 20 feet. We are requesting a variance of 1' such that the (2) story addition and (1) story openair deck is 19.2' from the property line along Harlem Road. The required setback from a front yard is 25 feet. We are requesting a variance of 15' such that the (2) story addition and (1) story openair deck are 10.3 from the property line along Riviera Walk. We feel this is the minimum relief necessary to be able to remove and reconstruct the existing decks along the waterside of the existing home, please note the new additions and deck will be no closer than the existing decks. Generally, the homes in Riveria Beach lots are closer than the 20' setback to the corner side yards, that are unimproved and utilized as access ways for the community to get to Riviera Walk, in looking at the corner lot on the opposite side of Harlem Road, the house located at 8431 Bay Rd, is over the building restriction line and as close as 8.4' to Harlem Road. Generally, the homes in Riveria Beach lots are closer than the 25' setback to the front yard also, in looking at the adjacent lot, located at 8431 Bay Rd on the opposite side of Harlem Road, the house is as close as 21.5, and the deck as close as 14.6' to Riviera Walk. In looking at the adjacent lot, located at 8425 Bay Rd to the North, the house is as close as 12.3', and the patio as close as 7' to Riviera Walk.

Accessory Setbacks

The applicant is also seeking a variance to permit Certain Architectural features such as steps to have less setback than required per Article 18-2-301(b). The required setback from an architectural feature that does not contain floor area such as steps required for access, may extend no more than 3' into a required setback and be located no closer than 5' from any lot line. Although the steps are more than 5' from the lot line they do exceed the setback by more than 3' therefore, we are requesting a variance of 16' such that the steps are 6.1' from the property line along Riviera Walk. We feel this is the minimum relief necessary to construct the set of steps basically in the same location as the set of steps that are being removed.

Location of Principal Structure on A Waterfront Lot

The applicant is also seeking a variance to permit the new addition and deck to be out of line with the abutting lots per Article 18-4-402(1). Which states the location of the home is required to be an average of the locations of the principal structures on abutting lots intended to keep structures relatively in line with one another.

The proposed addition and deck have been placed in the same location as the existing decks that are being removed and will project no closer to the water's edge than before.

When striking a line from corner to corner of the existing homes abutting this lot, the existing deck and also proposed addition and deck is forward of the homes on the adjacent lots therefore a variance to allow the proposed home in this location is required because the home is not relatively in line with the homes on the adjacent abutting lots. We feel this is the minimum relief given the fact that the "line of abutting lots" was being intersected by the existing decks prior and there would be no way to reconstruct in the same location without some relief to this requirement. We feel the house is of modest size for the neighborhood. We feel this is the minimum relief necessary to allow the owner to build rebuild an addition and deck in the same location as the prior decks.

We feel that the variances requested above will not alter the essential character of the existing neighborhood, but in fact will mimic the existing character of the neighborhood and remain within the original footprint of the homes original decks that are being removed. We feel that granting these variances will not confer on the applicant any special privileges, as the Riviera Beach subdivision consist of lots of the same uniqueness throughout the community and most corner lots as shown on the attached site plan do not conform to the 20' side corner yard setback nor the front yard. We also feel that denial of the variances will deprive the applicant of the rights commonly enjoyed by other properties in the neighborhood and cause unwarranted hardship that would deny the applicant reasonable and significant use of the lot. The owner is not requesting these variances based on conditions or circumstances that are the result of actions by the applicant. And last the granting of these variances will not adversely affect water quality or adversely impact fish, wildlife or plant habitat in the Chesapeake Bay Critical Area as the site the proposed development is not creating any new lot coverage.

We respectfully submit that this legally buildable lot is not reasonably re-developable without the relief requested.

Thank you for your consideration of this request and please do not hesitate to contact me if you have any questions or if you require any additional information.

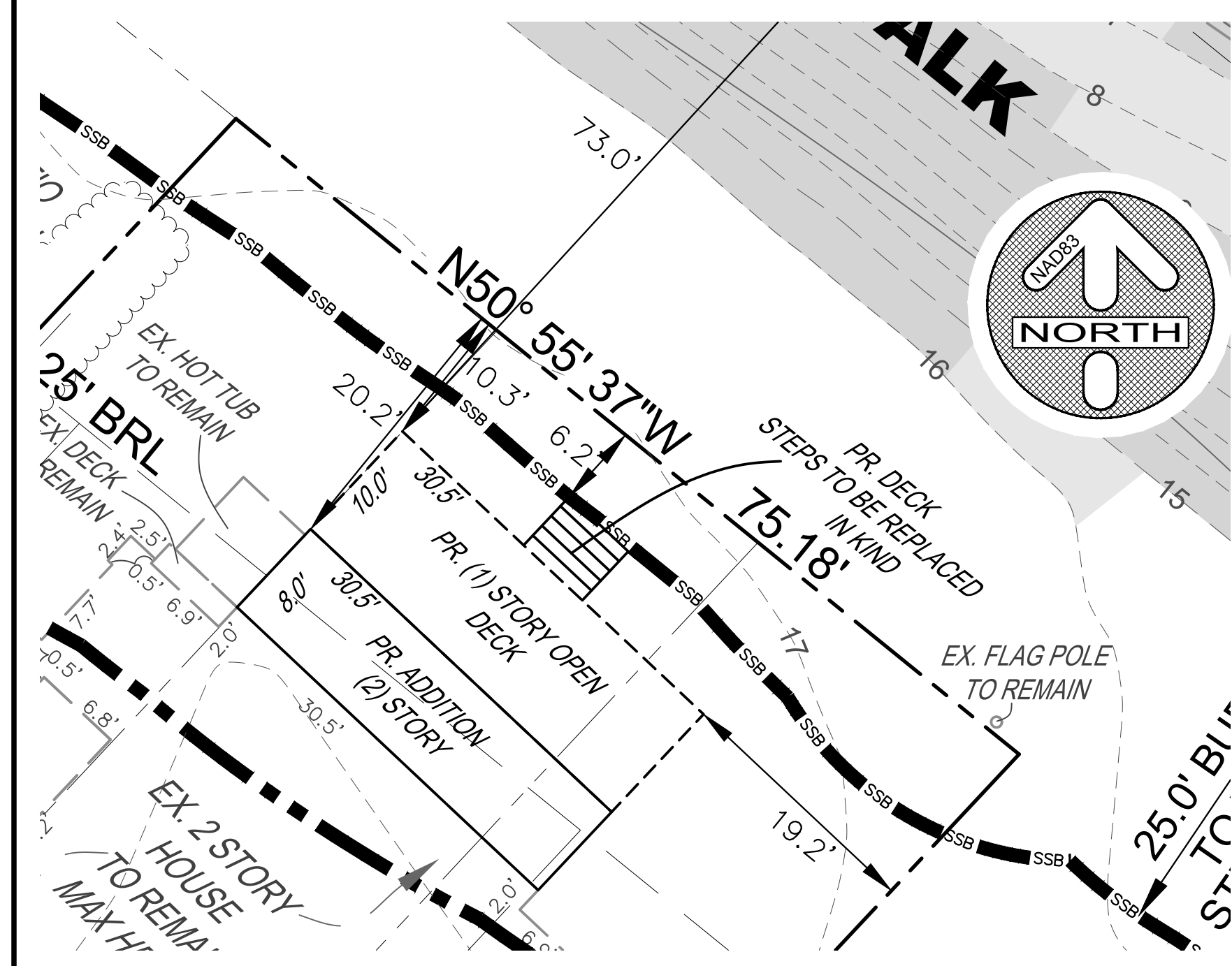
Sincerely,
Development Facilitators, Inc.



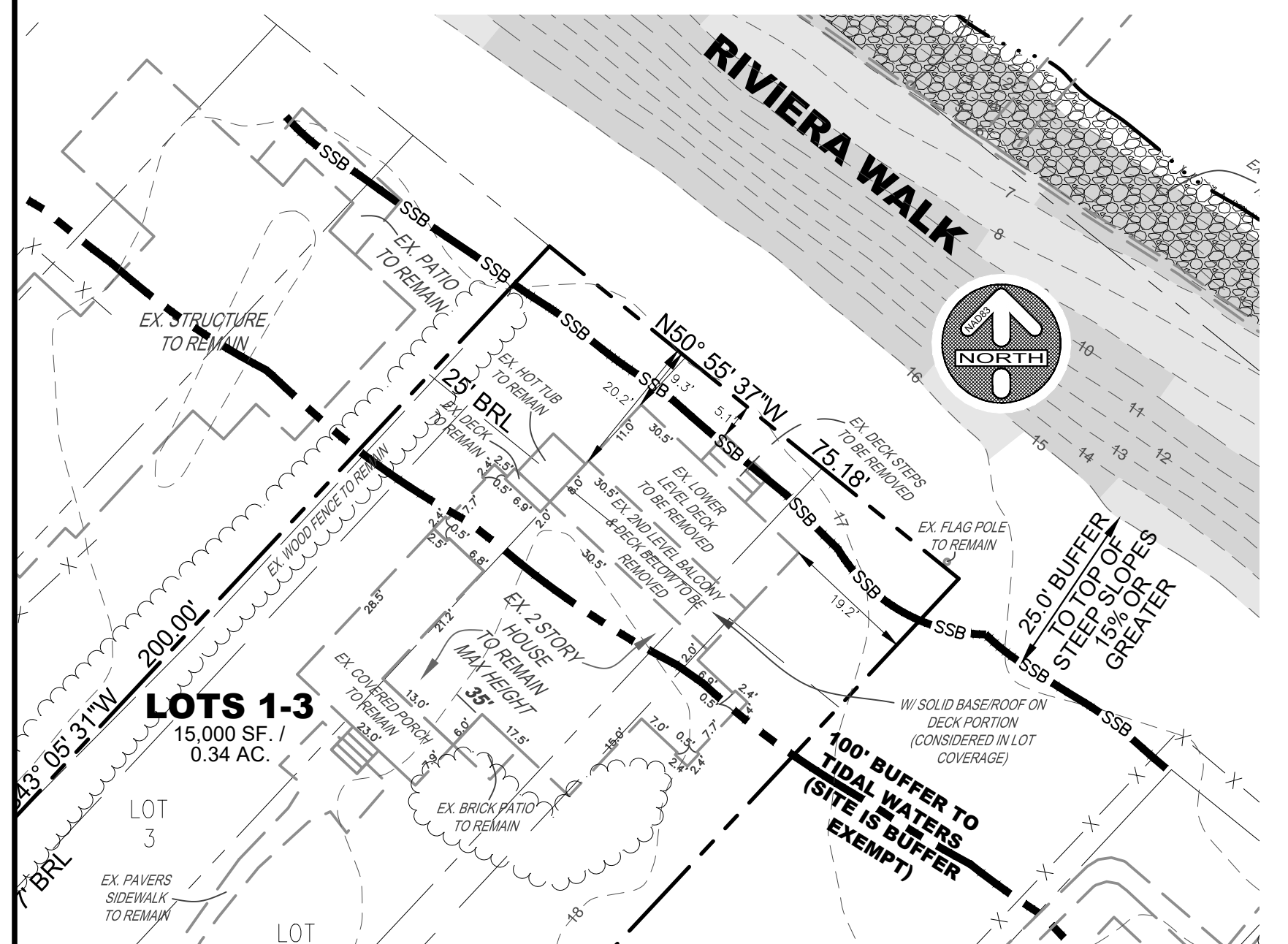
Candice Bateman
Project Manager

LEGEND

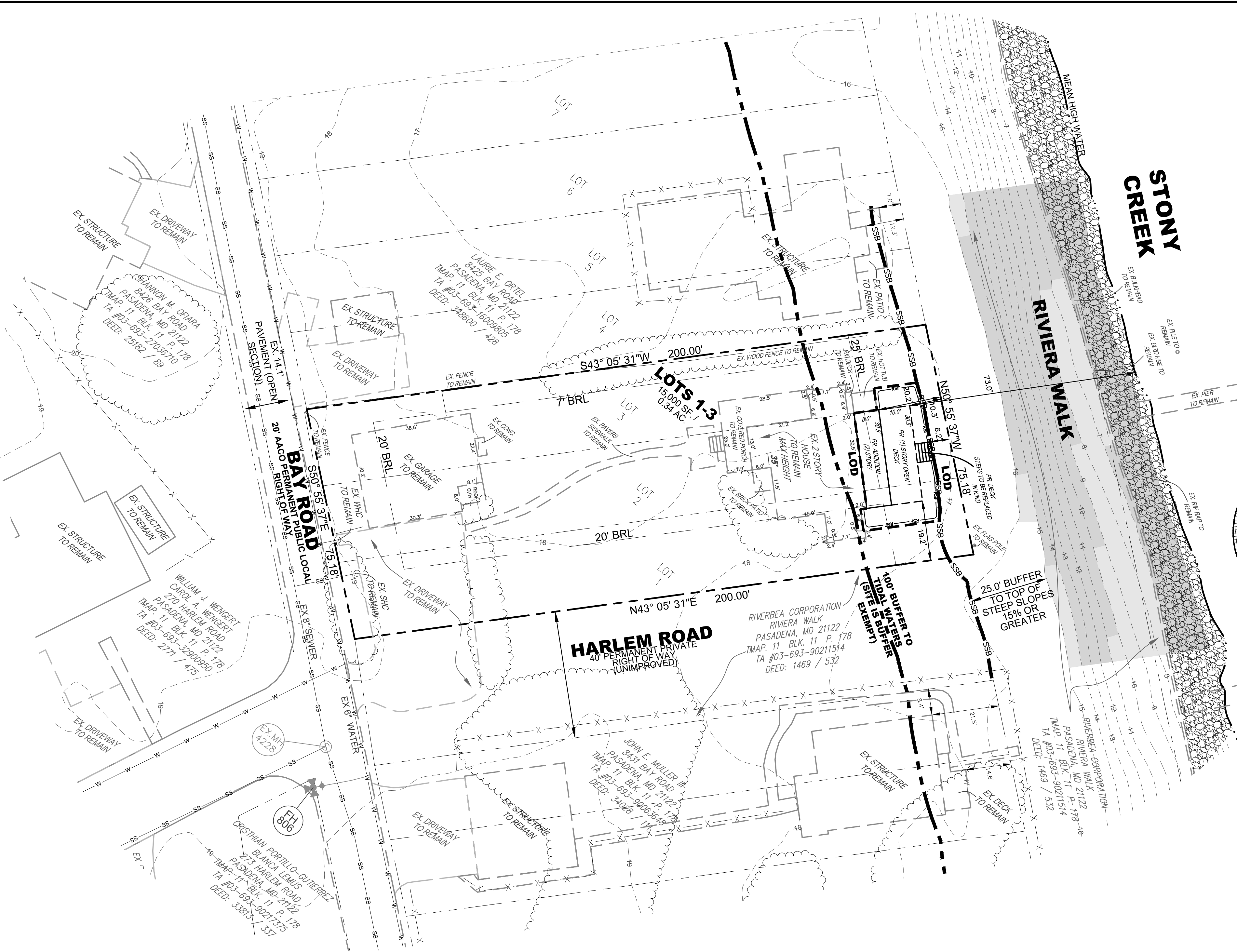
EXISTING CONTOUR		100' BUFFER TO TIDAL WATER	
SOIL AREA LIMITS		25% STEEP SLOPES	
EXISTING PERC		15% STEEP SLOPES	
PROPERTY LINE			
PROPOSED CONTOUR			
LIMIT OF DISTURBANCE			
MEAN HIGH WATER			
REINFORCED SILT FENCE			
25' BUFFER TO TOP OF STEEP SLOPES 15% OR GREATER			



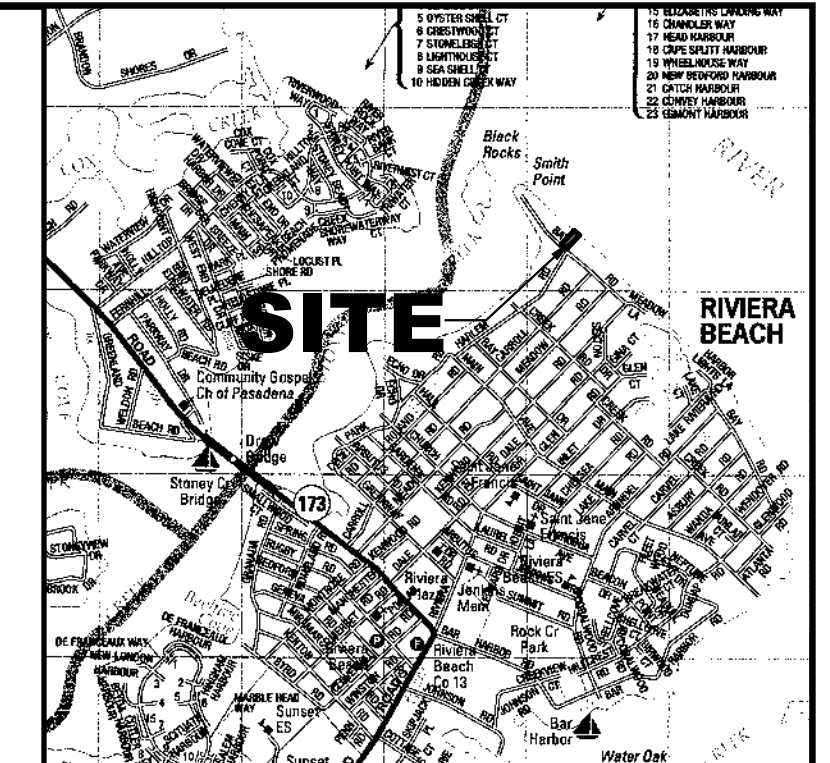
PROPOSED SITE CONDITIONS
SCALE: 1"=10'



EXISTING SITE CONDITIONS
SCALE: 1"=20'



VARIANCE & BUILDING PERMIT SITE PLAN
SCALE: 1"=20'



VICINITY MAP
SCALE: 1"=2,000'
COPYRIGHT AND THE MAP PEOPLE
PERMITTED USE NUMBER BJE0713



SITE CALCULATIONS

• LOTS 1-3 R5 ZONING	15,000 SF. / 0.34 AC. 15,000 SF. / 0.34 AC.
EXISTING LOT COVERAGE	
EX. HOUSE	1,582 SF.
EX. SIDEWALK	325 SF.
EX. GARAGE	1,154 SF.
EX. CONC.	18 SF.
EX. BRICK PATIO	43 SF.
EX. DRIVEWAY	1,200 SF.
EX. HOT TUB	47 SF.
EX. 2ND LEVEL BALCONY (TO BE REMOVED)	244 SF.
TOTAL EXISTING LOT COVERAGE	4,613 SF. / 0.11 AC. (30.75% OF THE SITE)
EX. LOT COVERAGE TO BE REMOVED	244 SF.
PROPOSED DEVELOPMENT	
PR. (2) STORY ADDITION	244 SF.
PR. (1) STORY OPEN DECK (NOT LOT COVERAGE)	305 SF.
TOTAL PROPOSED LOT COVERAGE	244 SF.
TOTAL LOT COVERAGE	4,613 SF. / 0.11 AC. (30.75% OF THE SITE)
TOTAL NEW LOT COVERAGE	0 SF.
PERMITTED LOT COVERAGE (STRUCTURAL ONLY)	6,000 SF. (40.0% OF THE SITE)
EX. WOODS ONSITE	1,347 SF. (8.99% OF SITE)
PR. CLEARING	0 SF. (0.00% OF WOODS ON SITE)
TOTAL DISTURBANCE	988 SF. / 0.02 AC.

EXISTING USE: SINGLE FAMILY DWELLING
PROPOSED USE: SINGLE FAMILY DWELLING
THE SITE IS WITHIN THE CRITICAL AREA (IDA)
PROPOSED HEIGHT: TO BE DETERMINED FROM CONSTRUCTION PLANS

CALL MISS UTILITY OR 811 BEFORE YOU DIG!

NOTE:
TOPOGRAPHY SHOWN IS AERIAL TOPO 2020 WHICH CAN BE FOUND IN NAD 83. THESE PLANS WERE PREPARED USING A BOUNDARY AND LOCATION SURVEY BY DFI IN SEPTEMBER 2022.

OWNER: JAMES AND KIMBERLY CARROLL
8429 BAY ROAD
PASADENA, MD 21122
443-220-5496
MASONPROPS@GMAIL.COM

DEVELOPER: MASON PROPERTIES, INC.
8482 FORT SMALLWOOD ROAD
PASADENA, MD 21122
443-220-5496
MASONPROPS@GMAIL.COM

DESIGNED			DRAWN			CHECKED			APPROVED		
CMB	10/23	date	BAM	10/23	date	CMB	10/23	date	STA	10/23	date

REVISIONS		
DATE	BY	DESCRIPTION

DFI ENGINEERS-SURVEYORS-PLANNERS
CONSTRUCTION MANAGERS
1127 BENFIELD BLVD, SUITE K
MILLERSVILLE, MD 21108
WWW.DFIENGINEERING.COM
443-308-2100 FAX 443-308-2108

VARIANCE & BUILDING PERMIT SITE PLAN
8429 BAY ROAD
RIVIERA BEACH
LOTS 1-3; SECTION Z
ZONING R5
TAX MAP 11 BLOCK 11 PARCEL 178
SCALE: AS SHOWN DATE: OCTOBER, 2023
ZIP CODE: 21122

SHEET
1
OF
1






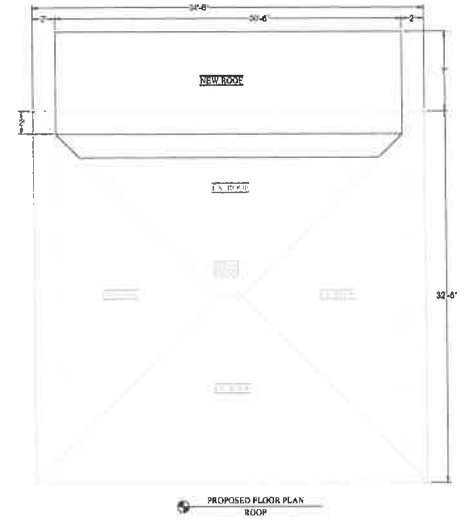
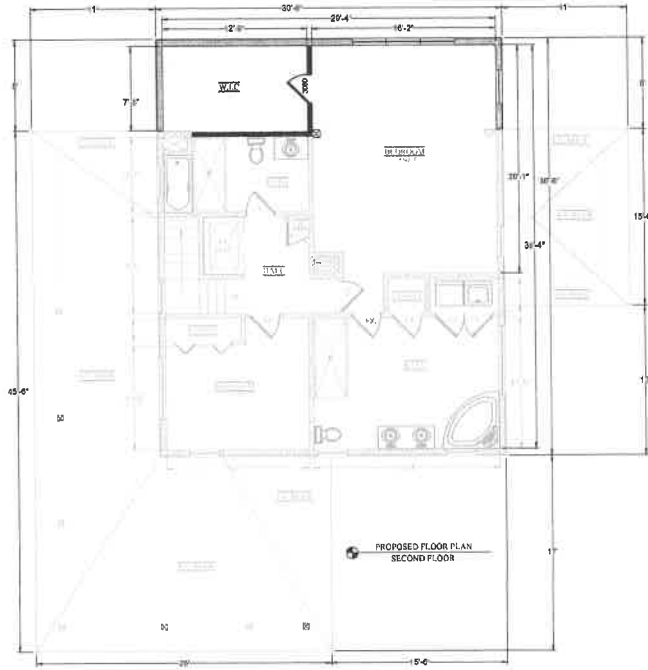
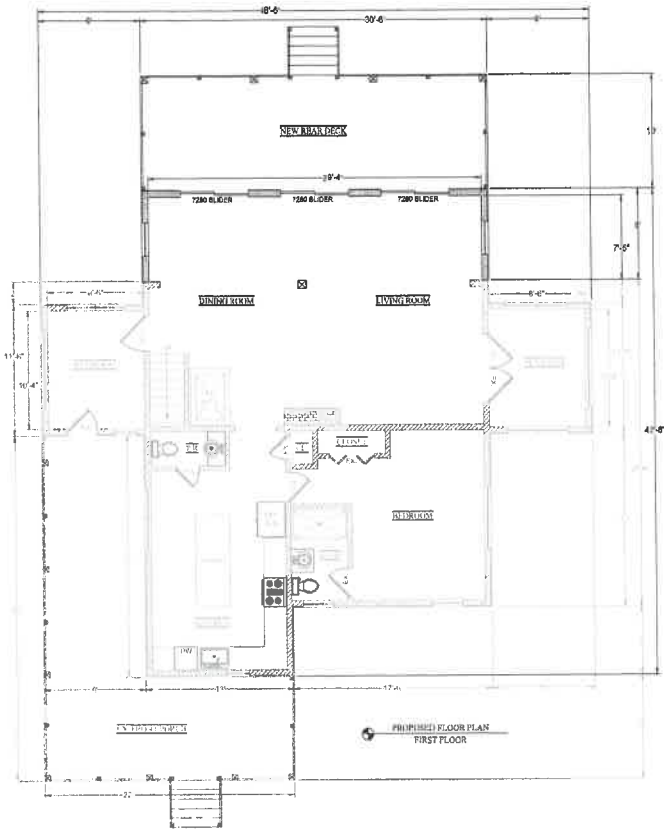
DATE	DESCRIPTION

DESIGNED BY: CD	CD
DRAWN BY: JN	JN
REVIEWED BY: JN	JN
DATE: 10/11/2023	
SCALE: 3/8" = 1'-0"	

PROJECT ADDRESS: 8429 BAY RD
 DESCRIPTION: PROPOSED ELEVATIONS

LEGEND

-  - EXISTING STUD WALL TO REMAIN
-  - NEW 2"x4" STUD WALL @ 16" O.C
-  - NEW 2"x6" STUD WALL @ 16" O.C



REV	DESCRIPTION	DATE

DESIGNED BY: CD	CD
DRAWN BY: CD	CD
REVIEWED BY: JN	JN
DATE: 9/20/2024	
SCALE: 3/32" = 1'-0"	

CERTIFICATION

PROJECT ADDRESS: 8429 BAY RD
 DESCRIPTION: PROPOSED FLOOR PLAN

SHEET NUMBER
A-5

FLOOR FRAMING SCHEDULE

- J1 - EXISTING FLOOR JOISTS TO REMAIN
- J2 - EXISTING ROOF JOISTS TO REMAIN
- J3 - EXISTING PRESSURE TREATED JOISTS TO REMAIN
- J4 - NEW 2"x10" FLOOR JOISTS @ 16" O.C
- J5 - NEW 2"x12" ROOF JOISTS @ 24" O.C
- J6 - NEW 2"x10" PRESSURE TREATED JOISTS @ 16" O.C
- B1 - NEW 1-3/4" x 11-7/8" LVL BEAM
- B2 - NEW 2"x10" BAND BOARD
- B3 - NEW 2"x10" LEDGER BOARD, BOLTED TO STRUC. WALL, w/ 1/2" THRU BOLTS @ 16" O.C

* "X" - B1 = "X"-PLY "X" LVL BEAM

WALL & POST SCHEDULE

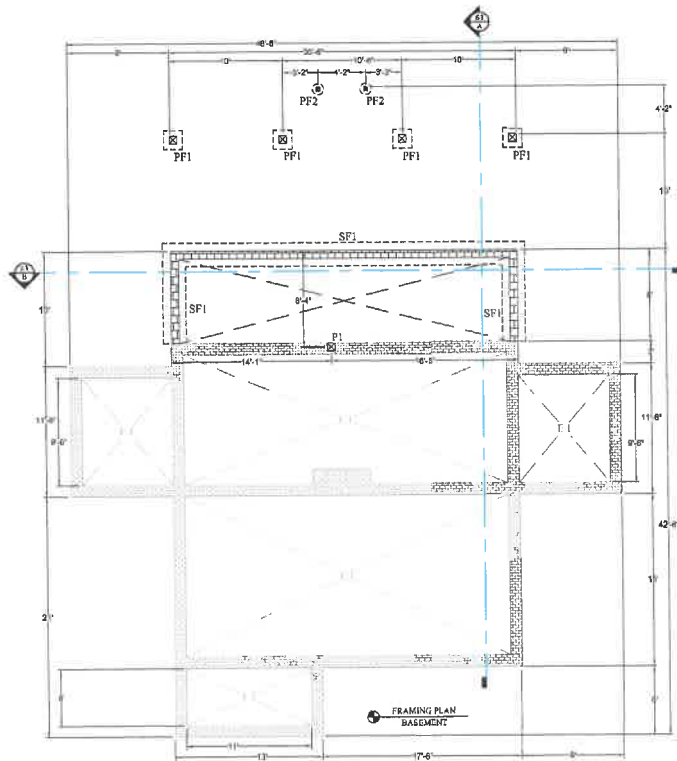
- EXISTING FOUNDATION TO REMAIN
- EXISTING STUD WALL TO REMAIN
- NEW 8" CMU BLOCK FOUNDATION
- NEW 2"x6" STUD WALL @ 16" O.C
- P1 - NEW 8"x8" GLU-LAM POST
- P2 - NEW 8"x8" PRESSURE TREATED POST
- P3 - NEW 4"x4" PRESSURE TREATED POST

FOOTING & SLAB LEGEND

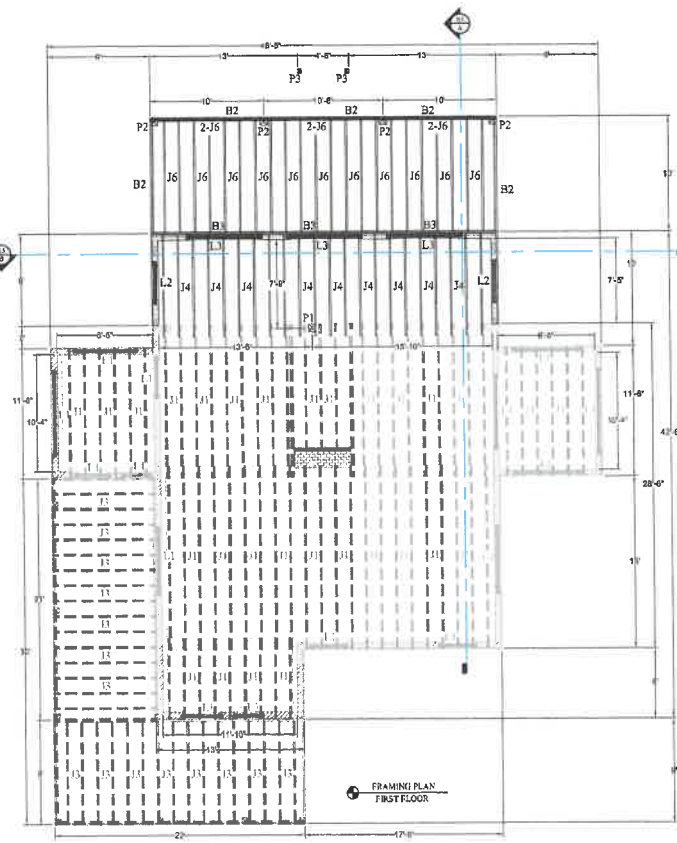
- E.1 - EARTH INFILL
 - SF1 - NEW 16"x12" D STRIP FOOTING w/ 2-#4 REBAR CONT. @ 24" O.C
 - PF1 - NEW 20" x 20" POST FOOTING w/ 2-#4 REBAR E.W
 - PF2 - NEW 12" Ø POST FOOTING w/ 2-#4 REBAR E.W
- * ALL EXT. FOOTINGS TO HAVE 3,500 psi CONCRETE & SET 30" MIN. BELOW GRADE TO FROST DEPTH

LINTEL SCHEDULE

- L1 - EXISTING WOOD LINTEL TO REMAIN
 - L2 - NEW 2-PLY 2"x10" WOOD LINTEL
 - L3 - NEW 3-PLY 2"x10" WOOD LINTEL
- * ALL LINTELS SHOWN ARE ABOVE THE SPECIFIED FLOOR



FRAMING PLAN
BASEMENT



FRAMING PLAN
FIRST FLOOR



REV	DESCRIPTION	DATE

DESIGNED BY: CD	CD
DRAWN BY: CD	CD
REVIEWED BY: JN	JN
DATE: 01/15/2022	
SCALE: 3/32" = 1' 0"	

CERTIFICATION	

PROJECT ADDRESS: 8429 BAY RD	DESCRIPTION: FRAMING PLAN
SHEET NUMBER: S-1	

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
11	178	11	1-3	Z

Tax ID: 3693-2812-7450

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) 8429 Bay Road

Project location/Address 8429 Bay Road

City Pasadena Zip 21122

Local case number

Applicant: Last name Bateman First name Candice

Company DEVELOPMENT FACILITATORS / DFI

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 Bateman First name Candice

Phone # 443-790-6695 Response from Commission Required By

Fax # Hearing date

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

(2) story additon (2) story deck

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	0.34	15,000
LDA Area		
RCA Area		
Total Area		

	Acres	Sq Ft
Total Disturbed Area	0.02	988

of Lots Created

	Acres	Sq Ft	Acres	Sq Ft
Existing Forest/Woodland/Trees	0.03	1,347	Existing Lot Coverage	0.11 4,613
Created Forest/Woodland/Trees	0	0	New Lot Coverage	0 0
Removed Forest/Woodland/Trees	0	0	Removed Lot Coverage	0 0
			Total Lot Coverage	0.11 4,613

VARIANCE INFORMATION (Check all that apply)

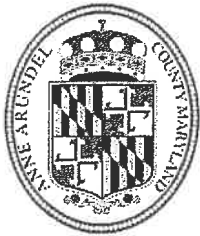
	Acres	Sq Ft	Acres	Sq Ft
Buffer Disturbance	0.02	988	Buffer Forest Clearing	0 0
Non-Buffer Disturbance	0	0	Mitigation	0 0

Variance Type

Buffer
 Forest Clearing
 HPA Impact
 Lot Coverage
 Expanded Buffer
 Nontidal Wetlands
 Setback
 Steep Slopes
 Other Accessory Setback

Structure

Acc. Structure Addition
 Barn
 Deck
 Dwelling
 Dwelling Addition
 Garage
 Gazebo
 Patio
 Pool
 Shed
 Other



OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE MEETING

DATE OF MEETING 10.3.2023

P&Z STAFF Sumner Handy & Kelly Krinetz

Pre-File Record Number 2023-0037-P

APPLICANT/REPRESENTATIVE Candice Bateman EMAIL candice@dfiengineering.com

SITE LOCATION 8429 Bay Road, Pasadena LOT SIZE 15,000 sf ZONING R5

CA DESIGNATION IDA BMA X or BUFFER APPLICATION TYPE variance

The applicant proposes to remove an existing deck and to convert some of that area to interior living space and to reconstruct a smaller deck in the remaining area where once stood the would-be erstwhile deck. The proposal requires variances to front and corner side setbacks, a variance to allow certain architectural features (steps for access) with less setbacks than required, and a variance to allow a principal structure (dwelling) that does not comply with the designated location of a principal structure on a waterfront lot.

COMMENTS

The Critical Area Team observed that, given that the barrier below the existing second-story deck, there would be no addition to lot coverage resulting from the dwelling addition. However, the Critical Area Team does not support the construction of a second-story deck over the to-be-reconstructed first-story deck as the relief needed from the relatively-in-line provision (Section 18-2-402(1)) increases as a result of the second-story deck, which is not necessary to the development of the lot (as well as the possibility of a second-story deck becoming impervious and thereby increasing Critical Area lot coverage).

The Zoning Division notes a variance to Section 18-4-701 is required to allow dwelling additions with less front and corner side setbacks than required, and also a variance to Section 18-2-301(b) to allow a certain architectural feature (steps for access) with less setbacks than required. As the front setback requirement is 25 feet, and given the projection allowance of 3 feet into a setback for the access steps (making the effective setback requirement for the steps 22 feet from the front lot line), and given that the steps will terminate as close as 6 feet from the front property line, then the variance required for these steps for access is 16 feet. It is noted that a variance to Section 18-2-402(1) to allow a dwelling that does not comply with the designated location of a principal structure on a waterfront lot is also required. The Zoning Division requests that the distances labeled on the site plan be labeled more clearly, as they are difficult to read as printed; the Zoning Division would welcome multiple plan sheets that show less on each sheet.

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.

CHESAPEAKE BAY CRITICAL AREA REPORT

for

**8429 Bay Road
Pasadena, Maryland, 21122**

**Riviera Beach, Section Z, Lots 1-3
Anne Arundel County, Maryland**

Prepared for:

**James Carroll & Kimberly Carroll
8429 Bay Road
Pasadena Md 21122**

Prepared:

October, 2023

Prepared by:

DFI

INTRODUCTION

The applicant proposes to remove the existing (2) story deck and one-story deck with stairs, which are being replaced with a 2-story addition and a (1) story deck and new stairs, on Lots 1-3 of Riviera Beach, Sect Z, the site is served by public water and public sewer and is located at 8429 Bay Road, Pasadena, Anne Arundel County, Maryland. The property is identified as Riviera Beach, Section Z, Lots 1-3, and is also known as Tax Map 11, Block 11, Parcel 178. The site is zoned R-5, and is within the Chesapeake Bay Critical area, designated IDA. The site is buffer exempt.

PROJECT DESCRIPTION AND EXISTING SITE CONDITIONS

The subject property consists of 15,000 square feet (0.34 acres) of land located entirely within the Chesapeake Bay Critical Area (IDA). Currently, the property is developed with an existing single-family dwelling, garage, driveway, walkways, brick patio, steps and upper and lower decks and consists of trees and grass in good condition.

There is 1,347 square feet of existing woods based on the arial tree line, and shrubbery. Overall, there is no new lot coverage. 244 square feet is being removed and replaced.

There are no impacts to jurisdictional wetlands, 25-foot non-tidal wetland buffer, streams, or 100-year floodplain for this project. Therefore, authorization from the Maryland Department of the Environment and the U.S. Army Corps of Engineers is not required.

Lot Coverage allowed in the Critical Area (IDA) is not to exceed 6,000 square feet, per the critical area code. The project, as proposed, will bring the total lot coverage on the site to 4,613 square feet or 30.75% of the site area for Lots 1-3.

This site has applied for a building permit for the new addition, deck and stairs to the existing single-family home and Stormwater Management is not required as there is no new lot coverage.

Through the use of reinforced silt fence, the applicant will minimize any impacts on water quality and habitat during construction.

HABITAT PROTECTION AREAS

Nontidal Wetlands

The project area was not investigated for non-tidal wetlands by Development Facilitators, Inc. as all development is away from low lying areas.

Tidal Wetlands

The project area was not investigated for tidal wetlands by Development Facilitators, Inc. as all development is uphill of the tidal waters.

100-foot Buffer and Expanded Buffer

The property does front tidal waters, there is a 100' buffer onsite. The site is buffer exempt.

Rare, Threatened & Endangered Species

A formal request for an environmental review for rare, threatened, or endangered species on the property was submitted to the Maryland Department of Natural Resources on September 20, 2023. A written response is currently pending. No rare, threatened, or endangered species were observed while performing the critical area study field work.

Steep Slopes

Steep slopes are defined as areas with greater than 15% slopes. The steep slopes and their buffer are shown on the enclosed site plan along with their disturbances. The slopes are offsite but the buffer projects onsite.



September 20, 2023

MD Department of Natural Resources
Wildlife and Heritage Service
Attn: Lori Byrne
580 Taylor Avenue
Tawes State Office Building E-1
Annapolis, MD 21401

**RE: 8429 Bay Road, Pasadena, MD, 21122
Riviera Beach, Section Z, Lot 1-3**

Dear Ms. Byrne,

The purpose of this letter is to respectfully request an environmental review for property located at 8429 Bay Road, Pasadena MD, 21122 (see attached site plan). The site is found on Tax Map 11, Block 11, Parcel 178 (ADC Map 5058/J3 is highlighted and enclosed for your reference). A field inspection was done, and no rare, threatened or endangered species appeared to be on site. We are preparing a Critical Area Report for this property and would appreciate a verification of our findings by your office as soon as possible.

Thank you in advance for consideration of the subject request and if you should have any questions or should require additional information, please do not hesitate to call me at your earliest convenience.

Sincerely,
Development Facilitators, Inc.

A handwritten signature in blue ink, appearing to read "CB", is written over a faint circular stamp or watermark.

Candice Bateman
Project Manager

APPENDIX A

Project Notification Application

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
11	178	11	1-3	Z

Tax ID: 3693-2812-7450

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) 8429 Bay Road

Project location/Address 8429 Bay Road

City Pasadena Zip 21122

Local case number _____

Applicant: Last name Bateman First name Candice

Company DEVELOPMENT FACILITATORS / DFI

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 Bateman First name Candice

Phone # 443-790-6695 Response from Commission Required By _____

Fax # _____ Hearing date _____

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

(2) story additon (2) story deck

- | | | | |
|-----------------------|------------------------------|-----------------------|-------------------------------------|
| Intra-Family Transfer | Yes <input type="checkbox"/> | Growth Allocation | Yes <input type="checkbox"/> |
| Grandfathered Lot | <input type="checkbox"/> | Buffer Exemption Area | <input checked="" 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
IDA Area	0.34	15,000
LDA Area		
RCA Area		
Total Area		

Total Disturbed Area	Acres: 0.02	Sq Ft: 988
----------------------	-------------	------------

of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	0.03	1,347	Existing Lot Coverage	0.11	4,613
Created Forest/Woodland/Trees	0	0	New Lot Coverage	0	0
Removed Forest/Woodland/Trees	0	0	Removed Lot Coverage	0	0
			Total Lot Coverage	0.11	4,613

VARIANCE INFORMATION (Check all that apply)

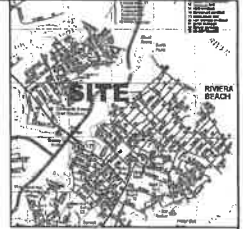
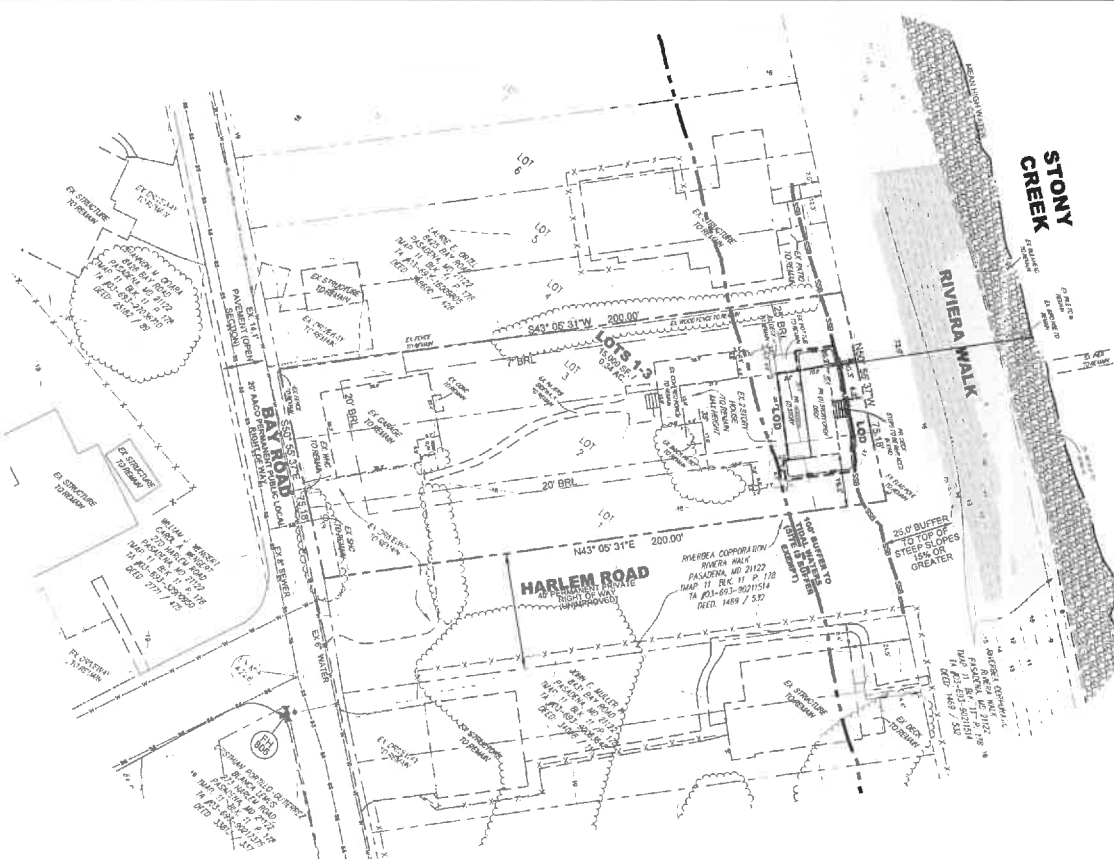
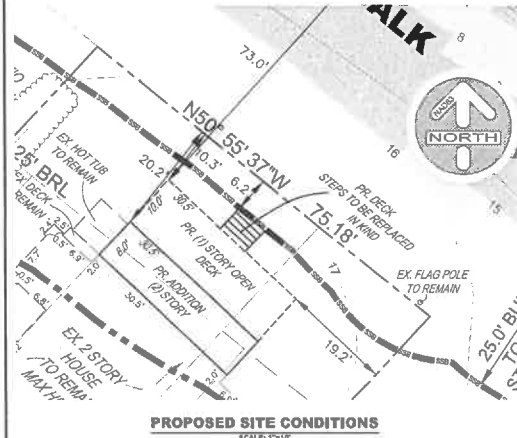
	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance	0.02	988	Buffer Forest Clearing	0	0
Non-Buffer Disturbance	0	0	Mitigation	0	0

- | | | | |
|----------------------|--|-------------------------|-------------------------------------|
| <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 checked="" type="checkbox"/> |
| Lot Coverage | <input type="checkbox"/> | Dwelling | <input type="checkbox"/> |
| Expanded Buffer | <input type="checkbox"/> | Dwelling Addition | <input checked="" type="checkbox"/> |
| Nontidal Wetlands | <input type="checkbox"/> | Garage | <input type="checkbox"/> |
| Setback | <input checked="" type="checkbox"/> | Gazebo | <input type="checkbox"/> |
| Steep Slopes | <input type="checkbox"/> | Patio | <input type="checkbox"/> |
| Other | <input checked="" type="checkbox"/> <u>Accessory Setback</u> | Pool | <input type="checkbox"/> |
| | | Shed | <input type="checkbox"/> |
| | | Other | <input type="checkbox"/> |

APPENDIX B
Existing and Proposed Site Plans

LEGEND

EXISTING CONTOUR	10' BUFFER TO TIDAL WATER	25% STEEP SLOPES
SOIL AREA LIMITS	5' BUFFER TO ELEV	15% STEEP SLOPES
EXISTING PERC		
PROPERTY LINE		
PROPOSED CONTOUR		
LIMIT OF DISTURBANCE		
MEAN HIGH WATER		
REINFORCED BUTY FENCE		
25' BUFFER TO TOP OF STEEP SLOPES 15% OR GREATER		



SITE CALCULATIONS

LOT 1-3	15,800 SF / 0.34 AC.
RS ZONING	15,800 SF / 0.34 AC.
EXISTING LOT COVERAGE	
EX. HOUSE	1,532 SF.
EX. SIDEWALK	322 SF.
EX. GARAGE	1,184 SF.
EX. CONC.	18 SF.
EX. BRICK PATIO	43 SF.
EX. DRIVEWAY	1,206 SF.
EX. HOT TUB	47 SF.
EX. 2ND LEVEL BALCONY (TO BE REMOVED)	244 SF.
TOTAL EXISTING LOT COVERAGE	4,413 SF. (28.1% AC.)
EX. LOT COVERAGE TO BE REMOVED	244 SF.
PROPOSED DEVELOPMENT	
PR. (2) STORY ADDITION	244 SF.
PR. (1) STORY OPEN DECK (NOT LOT COVERAGE)	308 SF.
TOTAL PROPOSED LOT COVERAGE	244 SF.
TOTAL LOT COVERAGE AFTER DEVELOPMENT	4,612 SF. (29.2% AC.)
TOTAL NEW LOT COVERAGE	0 SF.
PERMITTED LOT COVERAGE (STRUCTURAL ONLY)	4,000 SF. (25.3% OF THE SITE)
EX. WOODS ON SITE	1,347 SF.
PR. CLEARING	0 SF.
TOTAL DISTURBANCE	988 SF. (6.3% AC.)

NOTE:
TOPOGRAPHY SHOWN IS AERIAL TOPO 2020 WHICH CAN BE FOUND IN NAD 83. THESE PLANS WERE PREPARED USING A BOUNDARY AND LOCATION SURVEY BY DFI IN SEPTEMBER 2022.

CALL MISS UTILITY OR 811 BEFORE YOU DIG!

OWNER: JAMES AND KIMBERLY CARROLL
8429 BAY ROAD
PASADENA, MD 21122
443.226.5498
WASONPROPS@GMAIL.COM

DEVELOPER: WASON PROPERTIES, INC.
6882 FORT SMALLWOOD ROAD
PASADENA, MD 21122
443.226.5498
WASONPROPS@GMAIL.COM

DESIGNED		DATE		BY		DESCRIPTION	
CMB	1923						
DRAWN	RAM	1923					
CHECKED	CMB	1923					
APPROVED	STA	1923					

DFI ENGINEERS-SURVEYORS-PLANNERS
CONSTRUCTION MANAGERS
1127 BENFIELD BLVD, SUITE K
MILLERSVILLE, MD 21108
WWW.DFIENGINEERING.COM
443-308-2100 FAX 443-308-2108

802410476
VARIANCE & BUILDING PERMIT SITE PLAN
8429 BAY ROAD
RIVIERA BEACH
LOTS 1-3; SECTION Z
ZONING RS
TAX MAP 11 BLOCK 11 PARCEL 170
SCALE: AS SHOWN DATE: OCTOBER, 2023
3RD CODE: 21122

SHEET
1
OF
1