

Letter of Explanation

3545 Narragansett Ave
Annapolis MD 21403
Tax ID: 02-002-02234400

APP. EXHIBIT# 1

CASE: 2023-0172-V

DATE: 1/11/24

3545 Narragansett Ave is a 8901 sqft property with a 1 ½ story primary dwelling on it. The current lot coverage is 2950 sqft to include the dwelling, 1 ½ story attached garage, open deck, side walk and driveway. The proposed project that I have will stay within the current footprint of the existing home, apart from the roof on the southeast side of the garage. A dormer will be added to the north and south sides of the existing garage to give way to easier head room. This will not provide additional living space; it will only allow the average human to stand up straight in the room. There will be some lot coverage removed as well leaving the lot coverage at 2625 sqft with all proposed alterations.

I am seeking relief from code 18-4-601 for the 7ft side lot line setback. I believe an exception would maximize the enjoyment of the property and ease of access in the proposed dormers on the 2nd story room above the garage. It is highly unlikely that granting this variance would cause hardship to the community or surrounding properties as the current exterior wall sits at 5.8 ft into the setback.

Currently the dwelling is encroaching on the 7' required setback at 5.8ft, the proposed project would add head space in the attached garage with a dormer on the North and South sides of the garage. The end of the roof would line up with the current setback at 5.8 ft.

The exterior renovations will also include a deck that will be to the southeast of the existing deck on the waterfront (north side) of the home, the existing deck will be shortened so it will be further from the shoreline. All other renovations will be interior alterations and will be compliant with county code once decided through the permit process.

Thank you for your consideration.

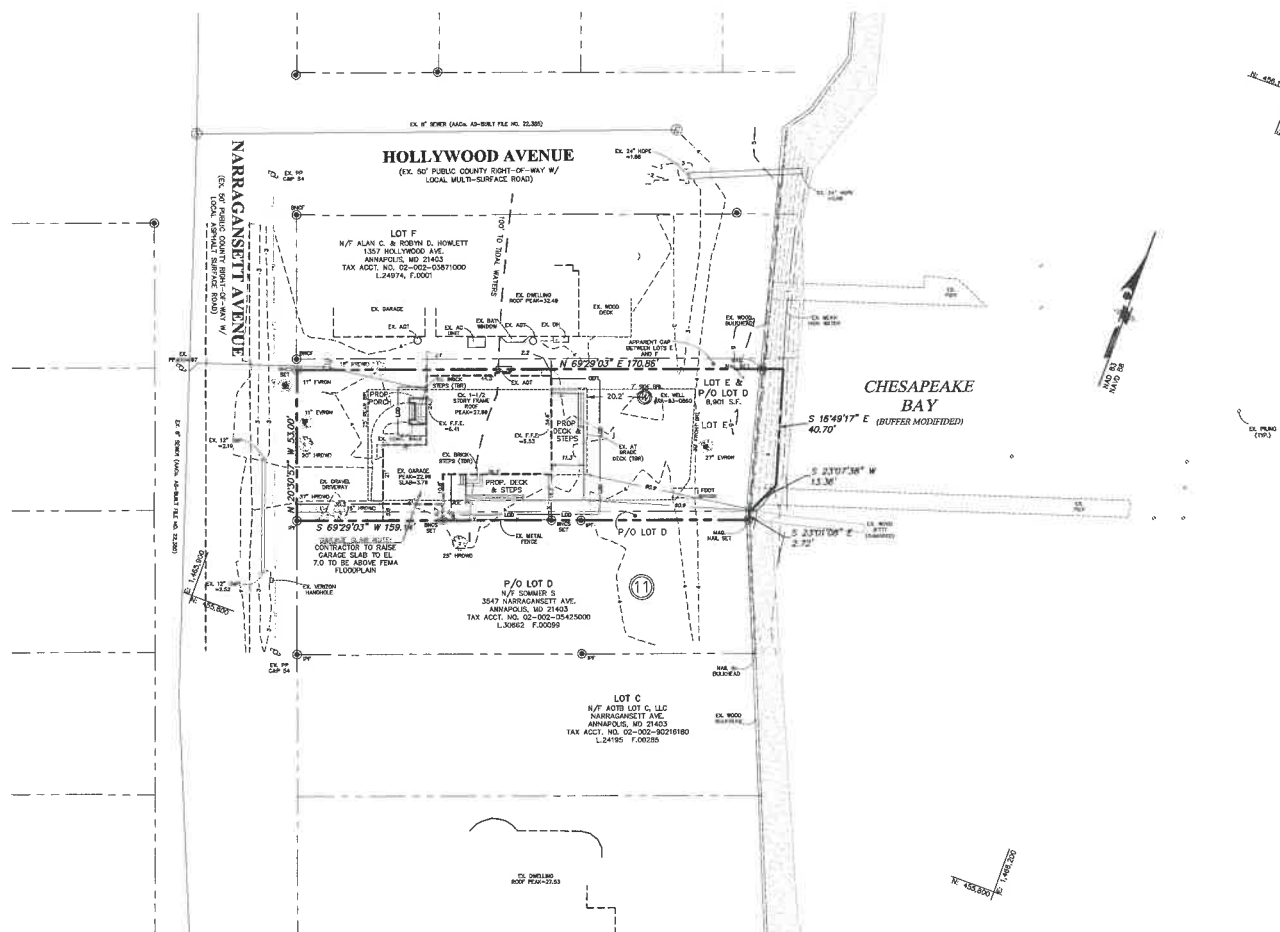
In addition to the original variance, we are requesting to raise the entire garage 3'3" to comply with the county floodplain requirements set on our permit. The garage would keep the existing footprint and would not add any additional square footage or lot coverage to the home or property. We attempted to submit this change as a revision, but Sumner was unable to accept it due to code 18-16-201F. If the raising of the garage is not granted this would cause the homeowners a true hardship. They would be required to forfeit any habitable space in the garage at all which includes the existing room above the garage. We ask for your consideration of this change so this project can comply with the permit requirements.

APP. EXHIBIT# 2
CASE: 2023-0172-V
DATE: 1/11/24

LINE	LENGTH	DIRECTION
L1	53.00'	N26°20'S75°W
L2	170.85'	N85°23'00"E
L3	40.70'	S16°49'17"E
L4	13.30'	S23°07'38"W
L5	2.72'	S23°01'00"E
L6	159.14'	S65°28'02"W



- FLOODPLAIN NOTES**
- Zone VE
 - Bench Mark Station AACo. Mon. #2219
Elevation 3.38 (NAVD 88)
 - 100 Year Floodplain Elevation: 9.2 (NAVD 88)
 - See Flood Insurance Rate Map: 24093C0262E.
 - Lowest Floor Level Elevation: 10.2 FT (NAVD 88)
 - All electrical outlets shall be above the first floor elevation & the panel box a minimum 2' above the first floor elevation.
 - All plumbing fixtures shall be above elevation 10.2 (NAVD 88)



LEGEND

	EXISTING CONTOUR
	EX. WOODS LINE
	EX. OVERHEAD POWER LINE
	EX. SEWER LINE
	LIMIT OF DISTURBANCE
	PROPOSED GRADE
	PROPOSED SPOT ELEV.
	MEAN HIGH WATER LINE
	100' TIDAL WATER LINE

SITE TABULATIONS

• TOTAL SITE AREA:	8,901 S.F. (0.20 Ac.)
• TOTAL ON-SITE DISTURBED AREA:	1,489 S.F. (0.03 Ac.)
• LOT COVERAGE:	
-EXISTING LOT COVERAGE:	2,950 S.F. (0.07 Ac.)
-PROPOSED LOT COVERAGE:	2,625 S.F. (0.06 Ac.)
-ALLOWABLE LOT COVERAGE:	2,762 S.F. (0.06 Ac.)
• CRITICAL AREA DESIGNATION:	LDA
• ZONING:	R-2
• SETBACKS:	R2 Residential PRINCIPAL STRUCTURE FRONT-39', REAR-27', SIDE-47'.

PERSON: MNC
DATE: 07 JUL 2023
MODIFIED BY: DATE:
CAO: CHG #: EP Site Plan
OLA PROJECT #: AN1223

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: 410-260-3122 • Fax: 410-260-1952
www.drumloyka.com

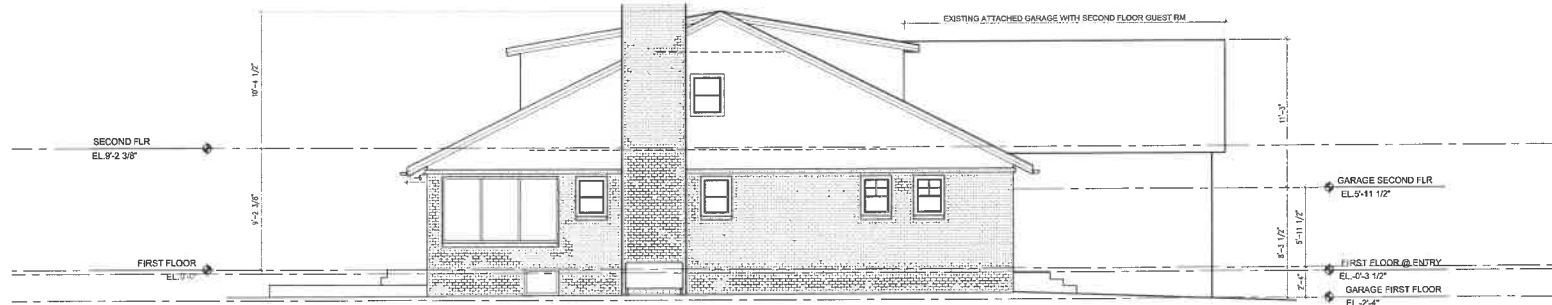
CLIENT:
NICHOLSON MASONRY
C/O LAYNE JANNASICK, PROJECT MANAGER
1325 MEYERS STATION ROAD
ODENTON, MARYLAND 21113

BUILDING PERMIT SITE PLAN
ARUNDEL ON THE BAY, LOTS E & P/O D, BLK. 11
3545 NARRAGANSETT AVENUE, ANNAPOLIS, MARYLAND 21403
TAX ACCT. No. 02-002-0223400
TAX MAP 0057 GRID 0021 PARCEL 0015 DISTRICT 2ND
ANNE ARUNDEL COUNTY, MARYLAND
SCALE: 1" = 20' DATE: 12/28/2023 PROJ. NO: AN12233 SHEET 1 OF 1

APP. EXHIBIT# 3

CASE: 2023-0172-4

DATE: 4/11/24



2 Existing North Side Elevation

Scale: 1/4" = 1'-0"



1 Existing West Front Elevation

Scale: 1/4" = 1'-0"

PROFESSIONAL CERTIFICATION
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
REVIEWED BY ME OR UNDER MY CLOSE PERSONAL
SUPERVISION AND THAT I AM A LICENSED ARCHITECT
REGISTERED IN THE STATE OF MARYLAND OR
HOLDING AN ARCHITECTURAL LICENSE IN ANOTHER

Burnett Residence
3545 Narragansett Avenue, Annapolis, MD 21403

Existing Elevations

arnold & arnold
architecture preservation scale models
6220 Rhode Island Avenue Riverdale, Maryland 20737
301.898.5206/5207 www.arnoldandarnold.net

V-A-1

12/28/23
2023.01

Variances Request

PROFESSIONAL CERTIFICATION
 I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
 SUPERVISED BY ME OR BY AN ARCHITECT REGISTERED
 UNDER THE LAWS OF THE STATE OF
 MARYLAND UNDER NUMBER 2023-0118.



2 Existing South Side Elevation
 Scale: 1/4" = 1'-0"



3 Existing East Rear Elevation
 Scale: 1/4" = 1'-0"

Burnett Residence
 3545 Narragansett Avenue, Annapolis, MD 21403

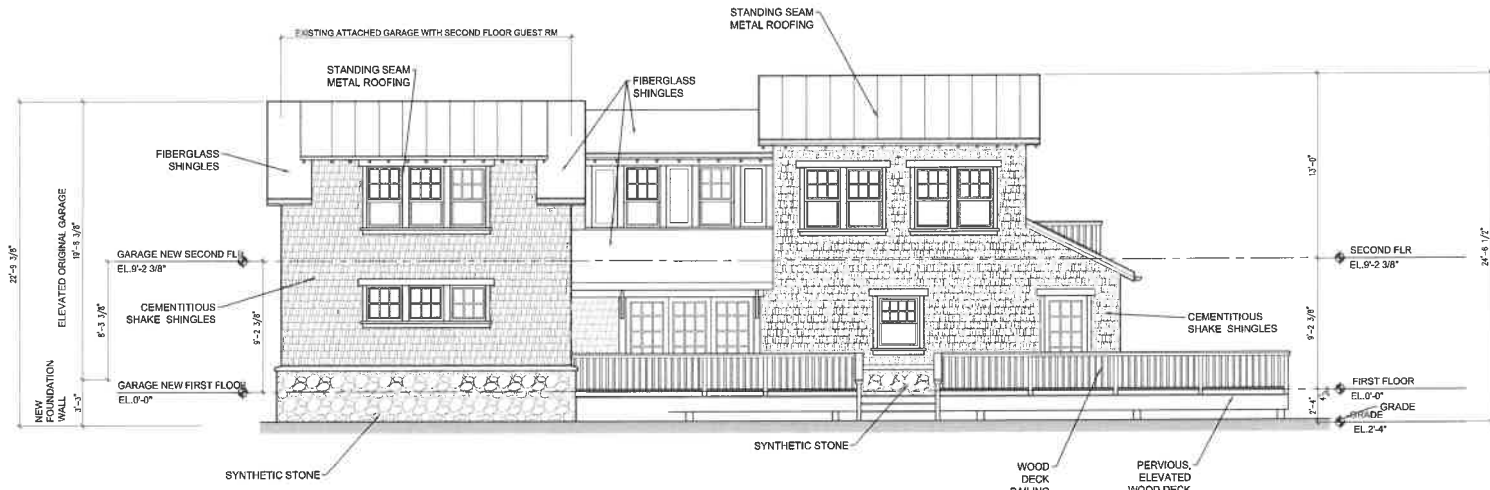
Existing Elevations

arnold & arnold
 architecture preservation scale models
 6220 Rhode Island Avenue | Riverdale, Maryland 20737
 301.908.5206/5207 | www.arnoldandarnold.net

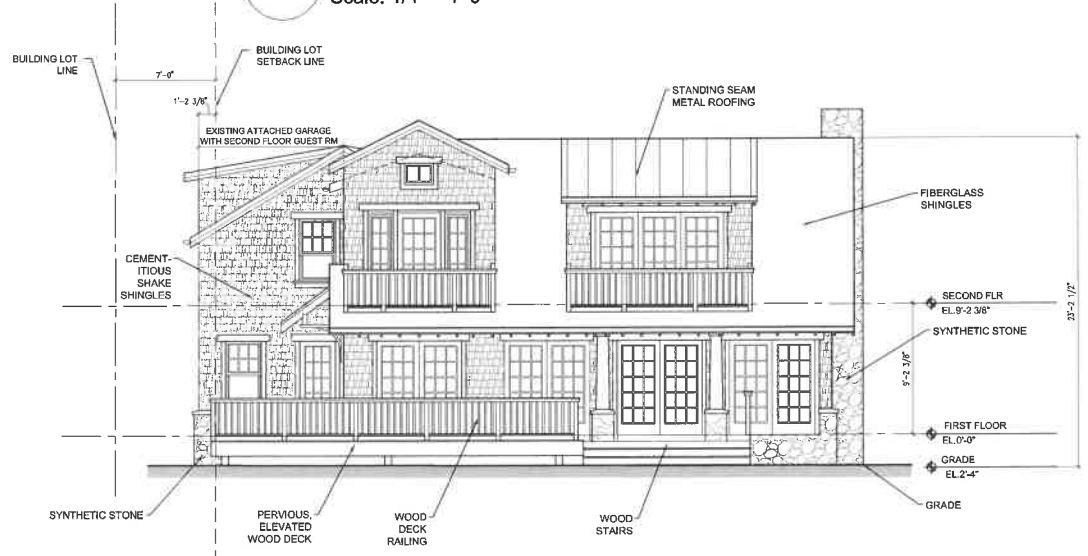
V-A-2

12/26/23
 2023.01

Variances Request



2 Proposed South Side Elevation
Scale: 1/4" = 1'-0"



1 Proposed East Rear Elevation
Scale: 1/4" = 1'-0"

PROFESSIONAL CERTIFICATION
I CERTIFY THAT THESE DRAWINGS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE JURISDICTION OF THE BOARD OF ARCHITECTURE UNDER LAWS OF THE STATE OF MARYLAND.

Burnett Residence
3545 Narragansett Avenue, Annapolis, MD 21403
Proposed Elevations

arnold & arnold
architecture preservation scale models
6220 rhodes island avenue riverdale, maryland 20757
301.908.6206/6207 www.arnoldandarnold.net

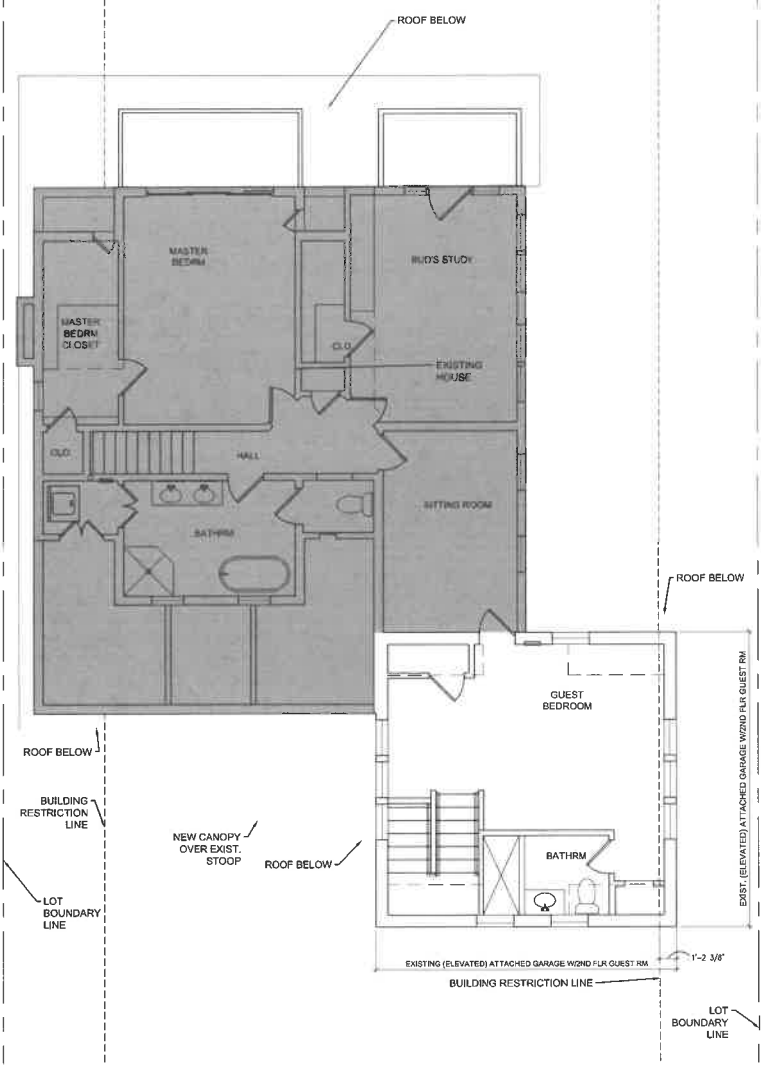
V-A-4
12/28/23
2023.01
Variance Request

PROFESSIONAL CERTIFICATION
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 SUPERVISION AND THAT I AM A LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF
 MARYLAND LICENSE NUMBER 6201 FOR ARCHITECTURE

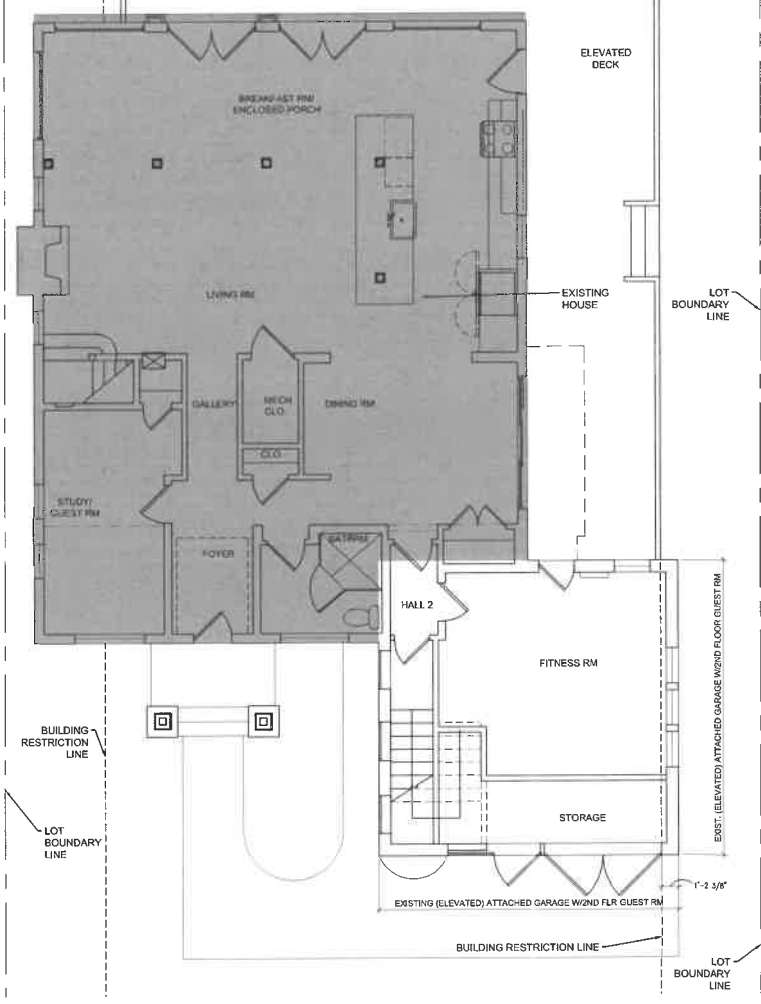
Burnett Residence
 3545 Narragansett Avenue, Annapolis, MD 21403
Proposed Floor Plans

arnold & arnold
 architecture preservation scale models
 6220 rhodes island avenue riverdale, maryland 20737
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V-A-6
 12/28/23
 2023.01
 Variance Request



2 Proposed Second Floor Plan
 Scale: 1/4" = 1'-0"



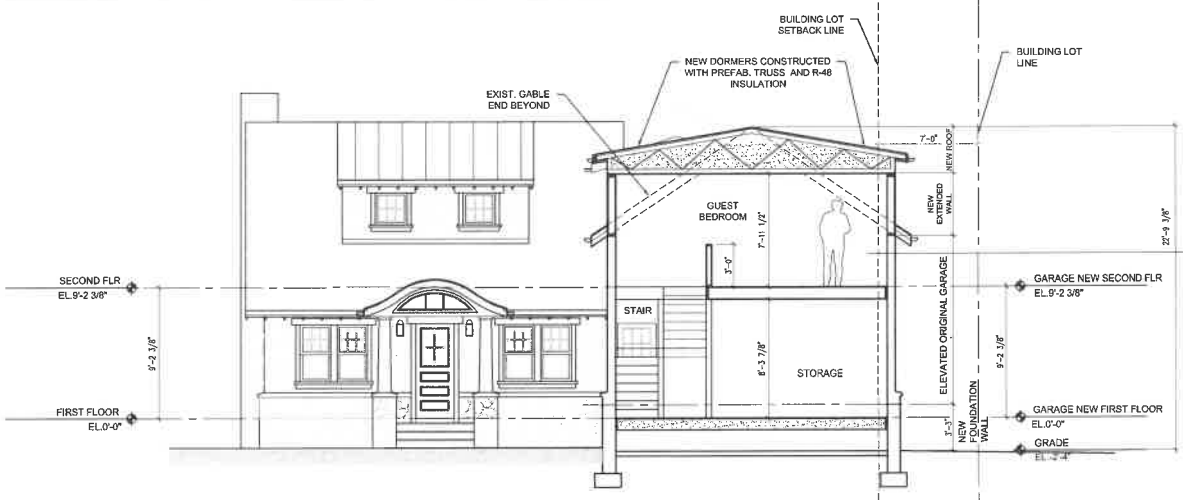
1 Proposed First Floor Plan
 Scale: 1/4" = 1'-0"

PROFESSIONAL CERTIFICATION
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 AND/OR REVIEWED BY ME OR UNDER MY CLOSE PERSONAL
 SUPERVISION AND THAT I AM A LICENSED ARCHITECT IN THE STATE OF
 MARYLAND. LICENSE NUMBER: 0011476

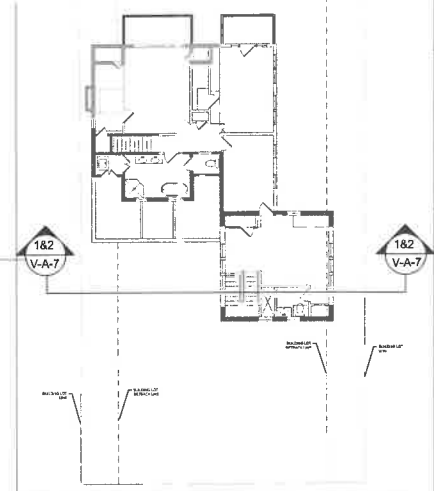
Burnett Residence
 3545 Narragansett Avenue, Annapolis, MD 21403
Building Sections
 Existing and Proposed New Construction

arnold & arnold
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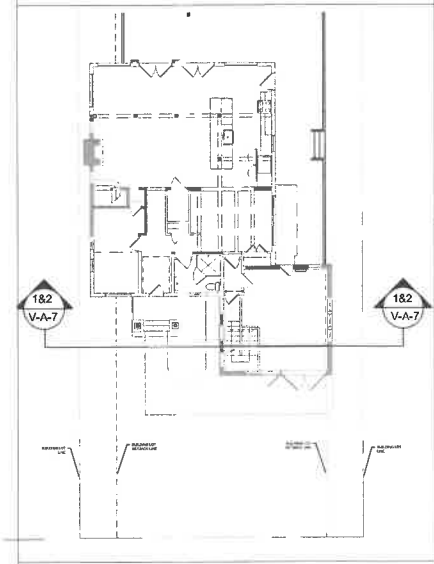
V-A-7
 12/28/23
 2023.01
 Variance Request



Proposed Section thru Attached Garage (Elevated 3'-3" above grade), with New Dormers, Extended Walls and New Foundation Walls
 SCALE = 1/4" = 1'-0" 2

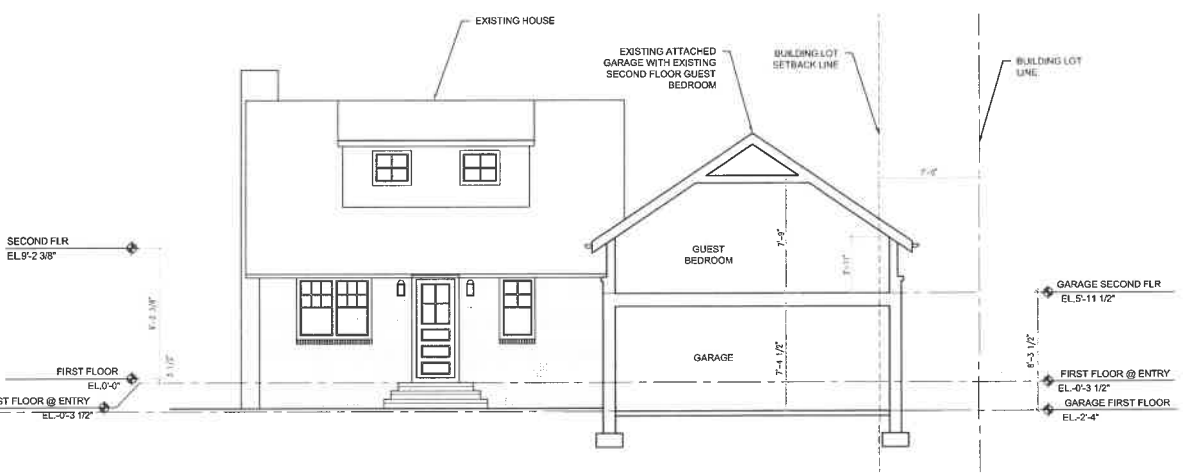


Second Floor



First Floor

KEYPLANS
 (NEW CONSTRUCTION SHOWN)



Existing Section thru Attached Garage with Existing Roof
 SCALE = 1/4" = 1'-0" 1