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DIMAS F. CHAVEZ

208 Queen Anne Road
Glen Burnie, MD 21060

C: 410.777.6014 ~ E: dimas.chavez1919@gmail.com

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LETTEER OF EXPLANATION

14 October 2023

Variance Application
Office of Planning and Zoning
2664 Riva Road
Annapolis, MD 21401

A variance is respectfully requested for a new addition to an existing storage shed. The purpose of this addition is for additional space for storage of personal items, tools and other small equipment. It is important to note that both the existing and newly already-built addition will **NOT** be used as a dwelling/living space. Kindly refer to the attached Affidavit dated 16 October 2023.

The new addition is already built. Prior to construction, discussions were held with neighbors who did not object to the construction of additional space. Please note that the proximity of site boundaries of each property appears to be typical in this neighborhood, as existing properties are built in very close proximity to each other.

Revised architectural plans addressing issues brought up by Environmental/Zoning/Grading have been uploaded under Permit #B02367928.

Also, please note the following:

PROPERTY

Lot #s 9, 10, 11, 12, 13 each lot 20'W x 110'D

Frontage: 100' onto Queen Anne Road

Privacy fence 6'H, two gates, one house entry

Left and right side: 110'

Privacy fence 6'H, no gates

Rear 100'

Privacy fence 6'H, no gates

PROPERTY LINES SETBACKS:

Existing storage shed setback = 3'10"

New additional setback – already built = 2'5"

Variance needed = 1'5"

PLEASE NOTE: Variance Case Number 2019-0102-V was already GRANTED on 18 July 2019. However, due to inability of follow up for personal reasons, this variance expired 18 January 2021.

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DIMENSIONS:

Existing Structure

15'10-1/2"W x 19'4"L = 306.9 ft²

Level 2 Floor to level 3 Ceiling = 8'0"H

Level 1 Ground to level 4 Roof peak = 10'0"H

Immediately upon Permit approval, and to conform with requirements, walls adjacent to property lines will be 1-hr rated wall 5/8" type X gypsum board, as per uploaded architectural plans.

Already-Built Structure attached to existing structure

18'11-1/2"W x 15'3-1/2"L = 289.9 ft²

Level 2 Floor to level 3 ceiling = 8'2-1/2"H

Level 1 Ground to Roof peak = 12'10-1/2"H

Immediately upon Permit approval, and to conform with requirements, walls adjacent to property lines will be 1-hr rated wall 5/8" type X gypsum board, as per uploaded architectural plans.

NEIGHBORS:

Sides:

Ms. Anne Hensler – 206 Queen Anne Road (contact not available)

Ms. Bridget Cooper – 212 Queen Anne Road - contact 585.465.2048

Rear:

Mr. Harry Dutton – 207 Marley Neck Road – contact 410.591.6825

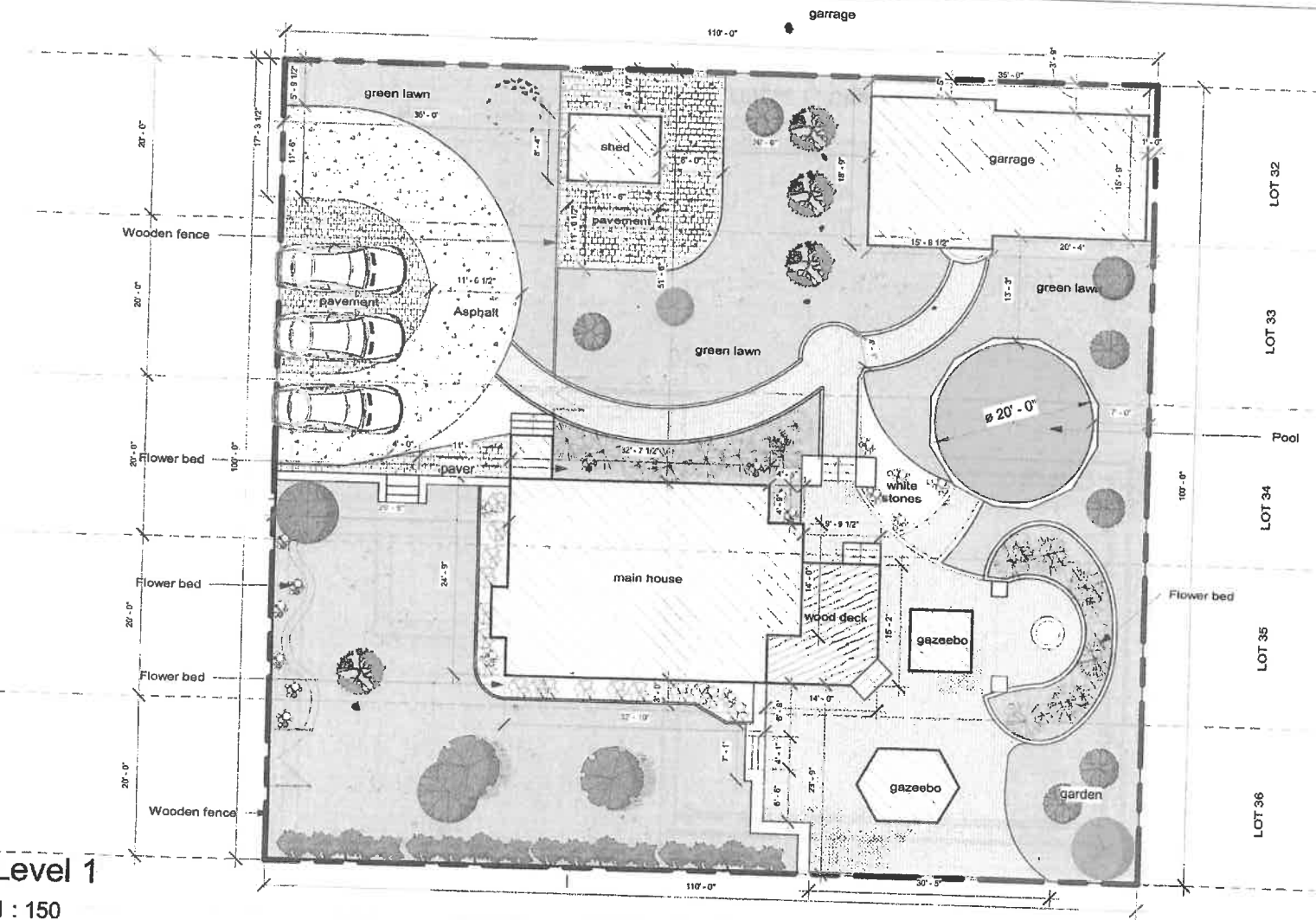
Mr. Cesar Hernandez – 209 Marley Neck Road – contact 443.523.0089

The property was purchased in August 2017. It included the existing storage structure. We did not know any better and were ill-advised regarding the newly constructed addition. It is for this reason that we wish to do the correct thing: we wish to follow, and comply with, all requirements of Anne Arundel County. Therefore, we ask that you approve the variance as respectfully requested.

Sincerely,

Dimas F. CHAVEZ

Dimas F. Chavez



1 Level 1
1 : 150

Residential Remodelling

208, Queen Anne Rd. Glen Burnie, MD
21060, USA

No.	Description	Date

Client:
Dimas F. Chavez

Site Layout

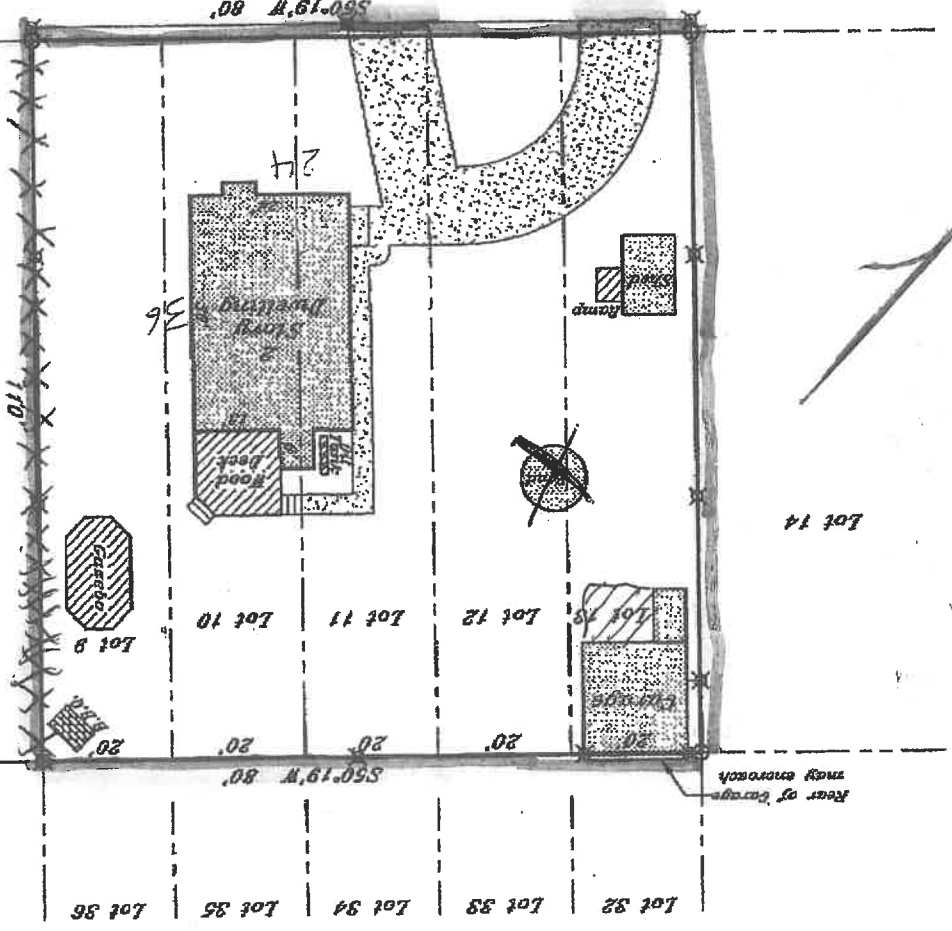
Project number	0001
Date	Issue Date
Drawn by	Niyi Ajiemola
Checked by	Checker

A102

Scale 1 : 150

Lot Number: 9, 10, 11, 12 & 13
 Block/Section: 2
 Plat Reference: Book: 2 Page: 19
 Title of Plat: Marley Park Beach

6' PALISADE FENCE
 LUMBER
 GATES



QUEEN ANNE ROAD

550'19" W 80'

550'19" W 80'

Rear of Garage may encroach

Lot 14

N

insofar as it is
 any or its agent
 ing or refinancing
 ment or location
 ther existing or
 ared distances so
 provide for the
 lines, but such
 nter of title or
 make location of
 in property lines
 aperting this plat

land

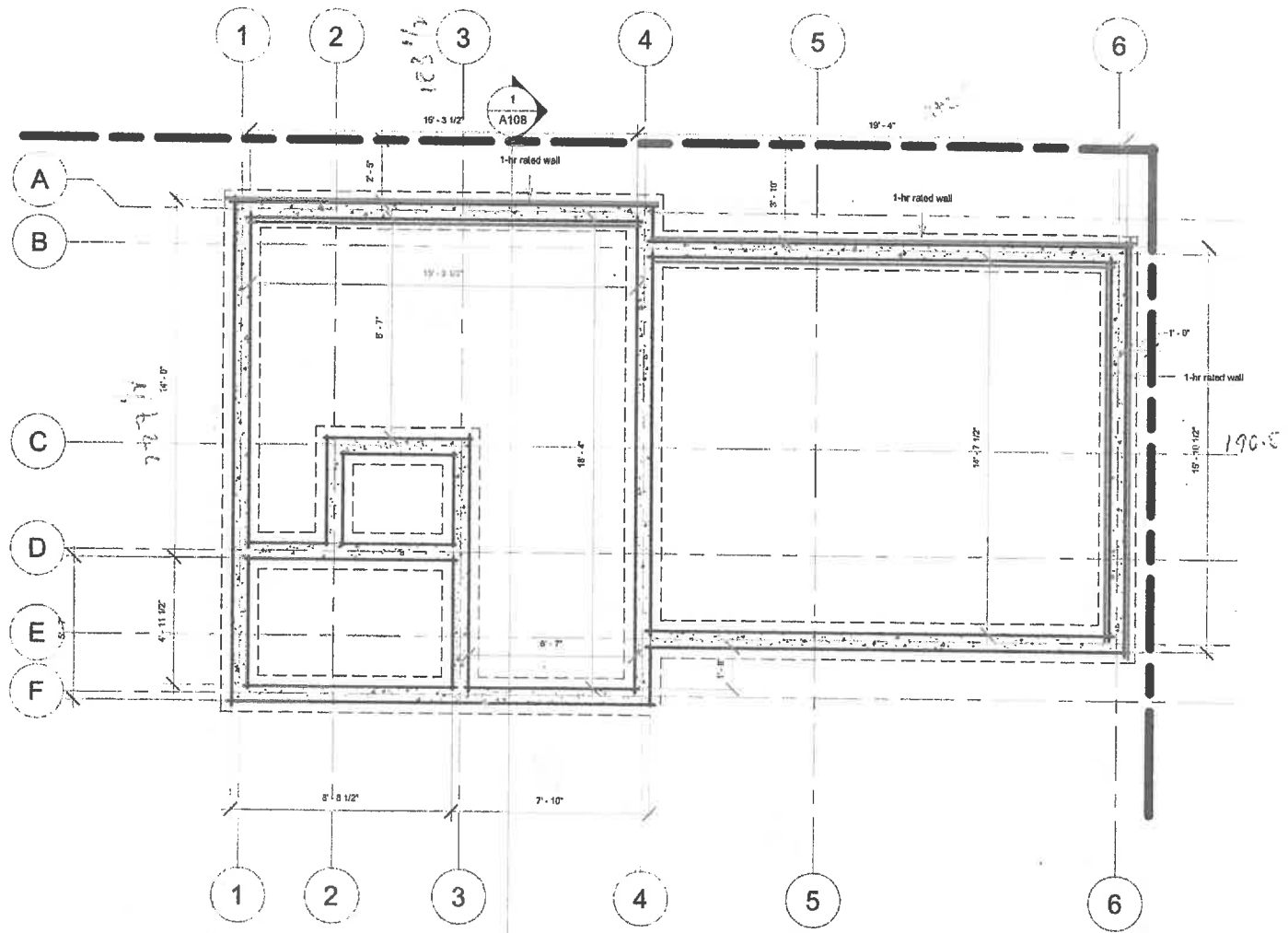
7/30/12

WATSON

204

12-3764

onkeshqtr.com



Residential Remodelling

208, Queen Anne Rd. Glen Burnie, MD
21060. USA

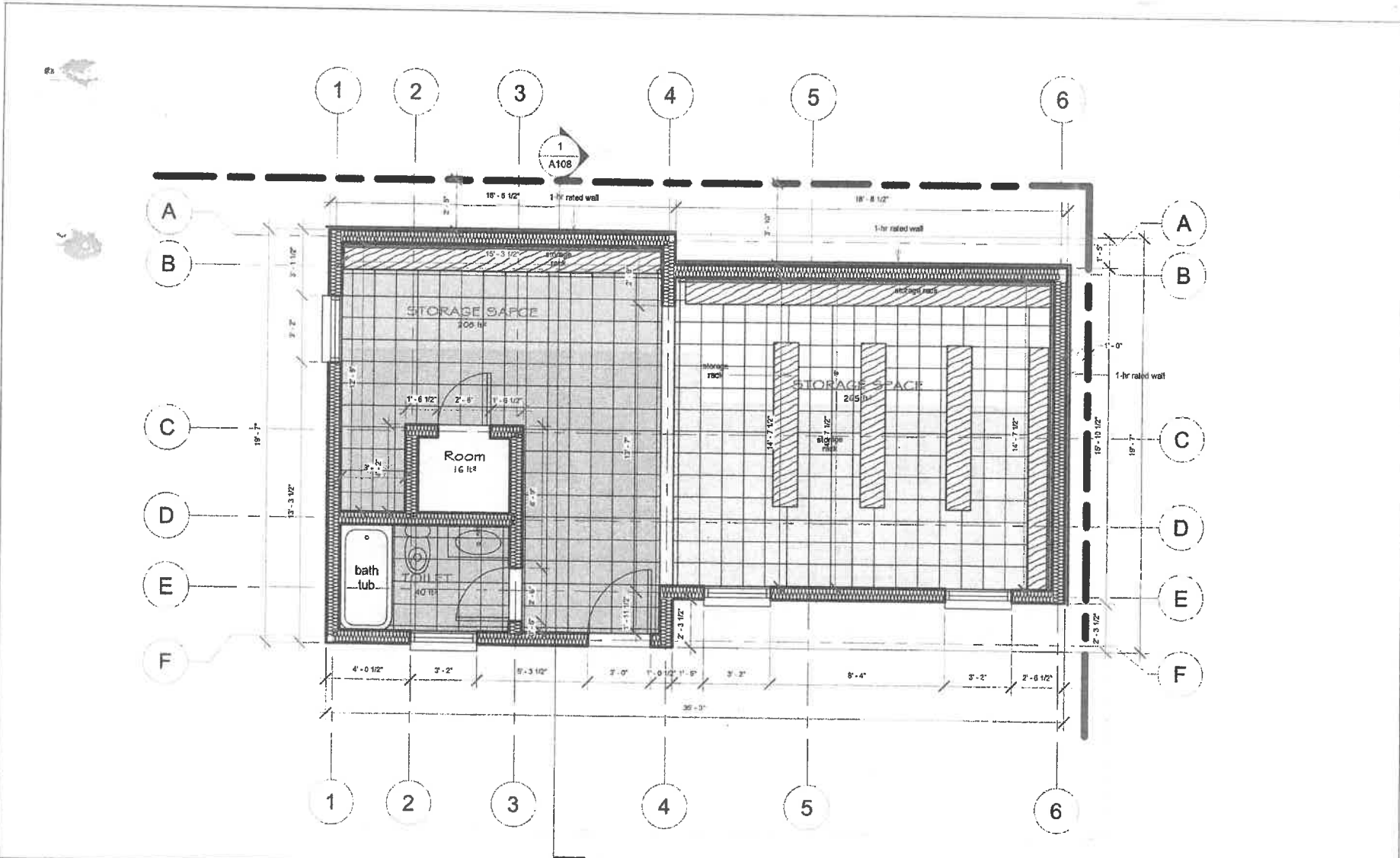
No.	Description	Date

Client:
Dimas F. Chavez

Foundation Plan

Project number	0001	A103
Date	Issue Date	
Drawn by	Niyi Ajisemola	Scale
Checked by	Checker	

1:50



Residential Remodelling

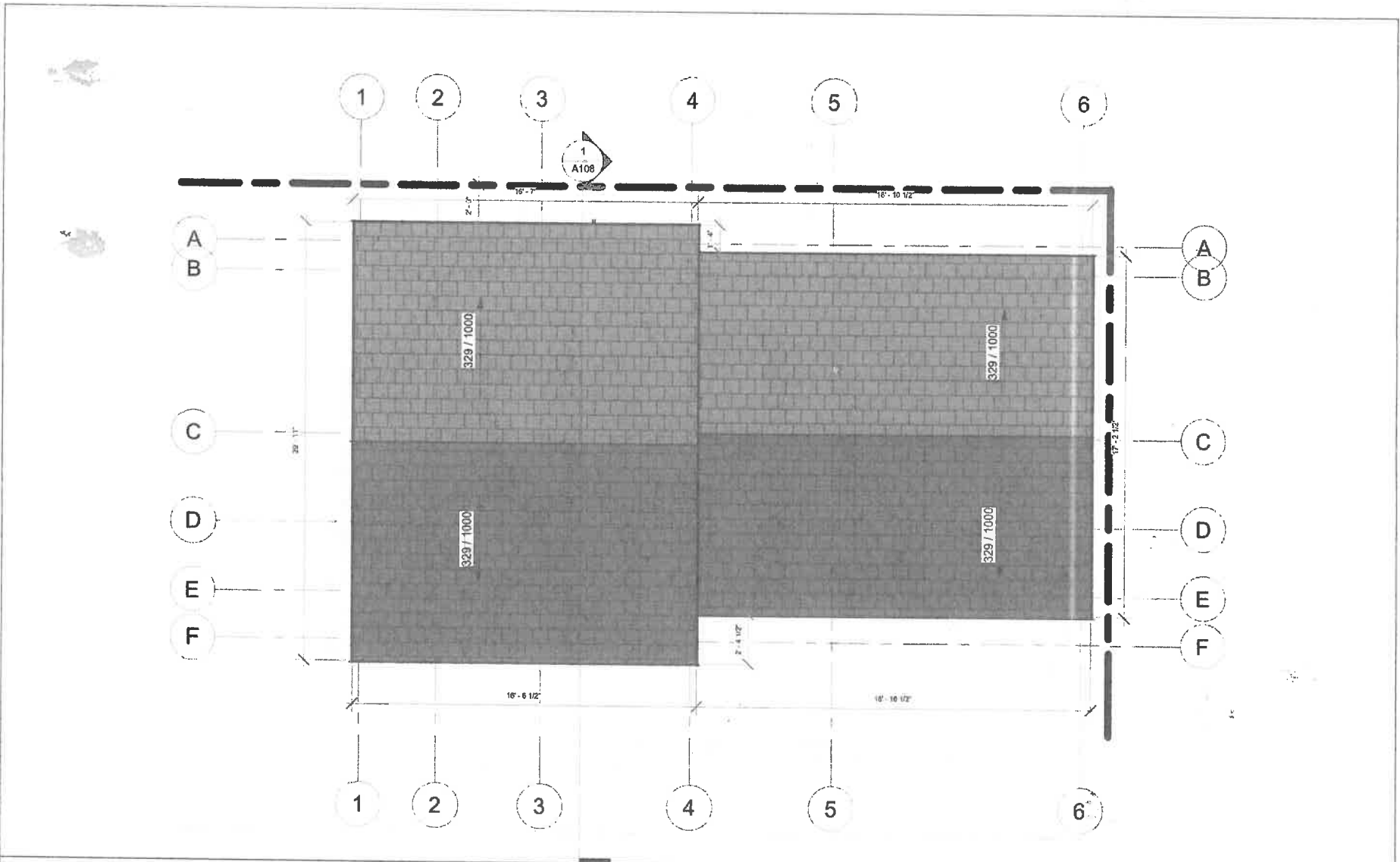
208, Queen Anne Rd. Glen Burnie, MD
21060. USA

No.	Description	Date

Client:
Dimas F. Chavez

Floor plan

Project number 0001
 Date Issue Date A104
 Drawn by Niyi Ajemola
 Checked by Checker Scale



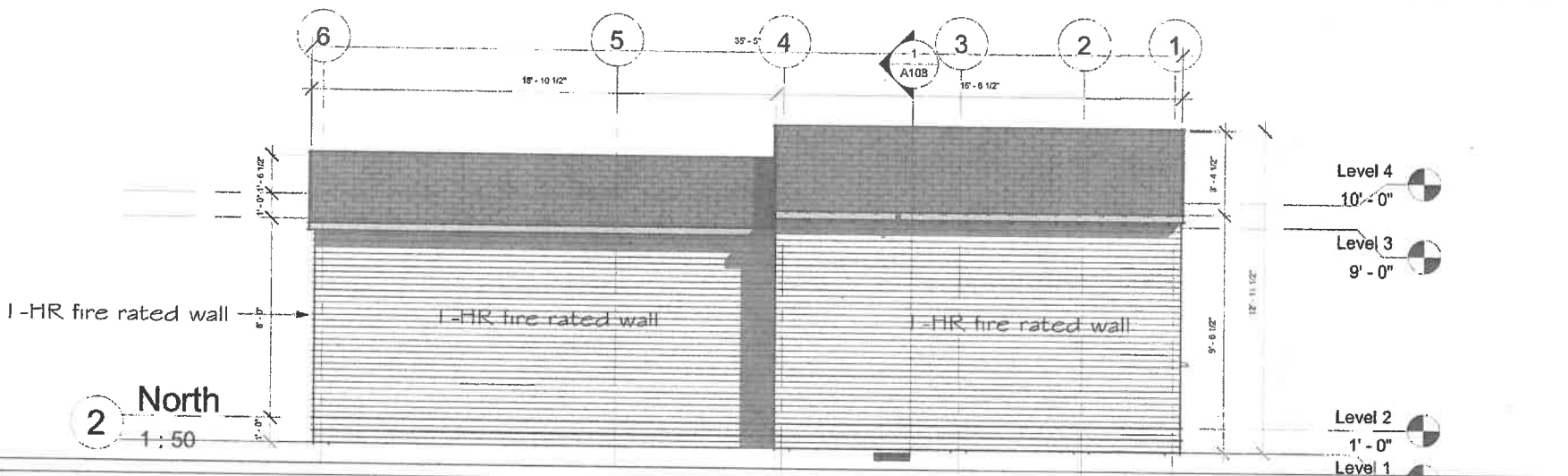
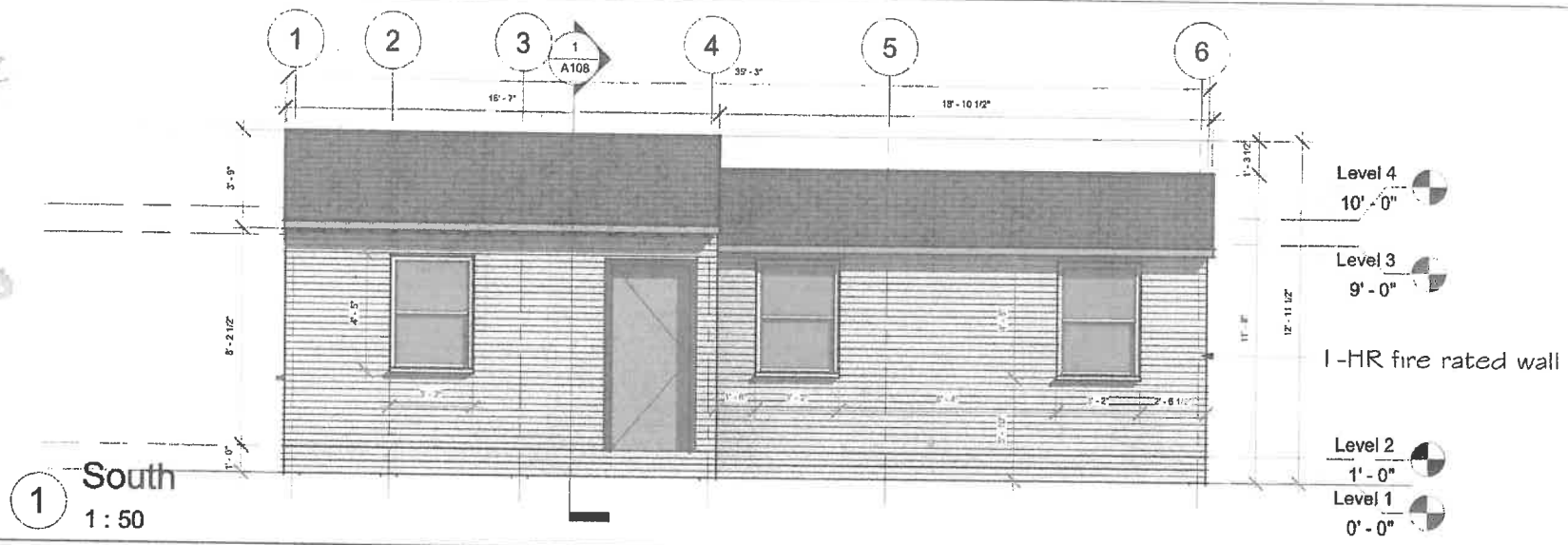
Residential Remodelling

208, Queen Anne Rd. Glen Burnie, MD
21060. USA

No.	Description	Date

Client:
Dimas F. Chavez

Roof Plan		
Project number	0001	A105
Date	Issue Date	
Drawn by	Niyi Ajisemola	Scale
Checked by	Checker	



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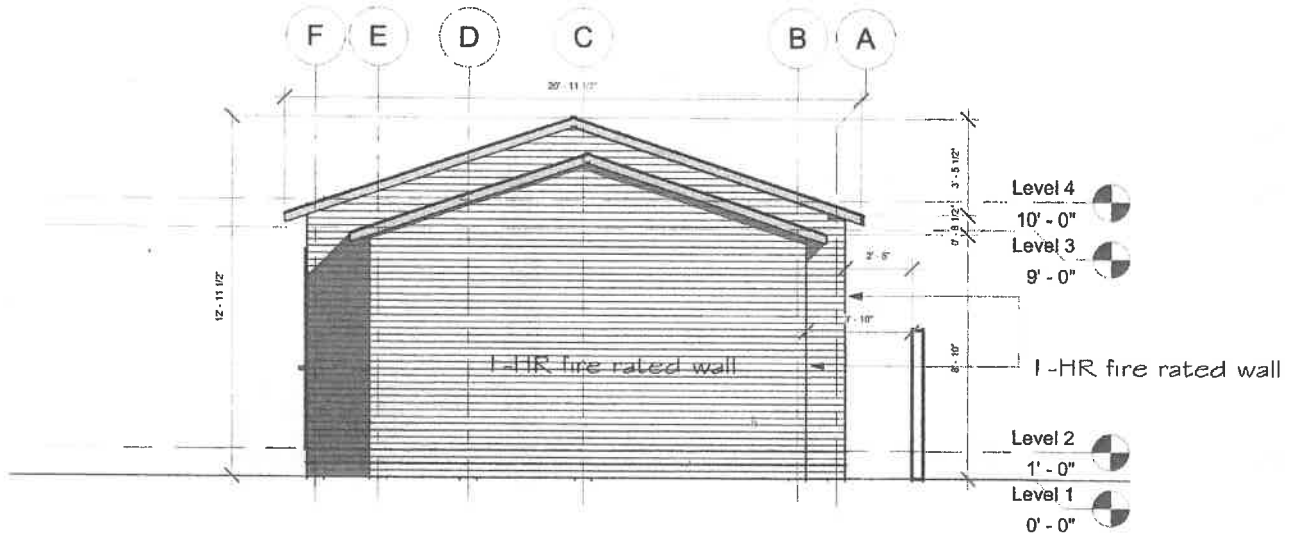
No.	Description	Date

Client:
Dimas F. Chavez

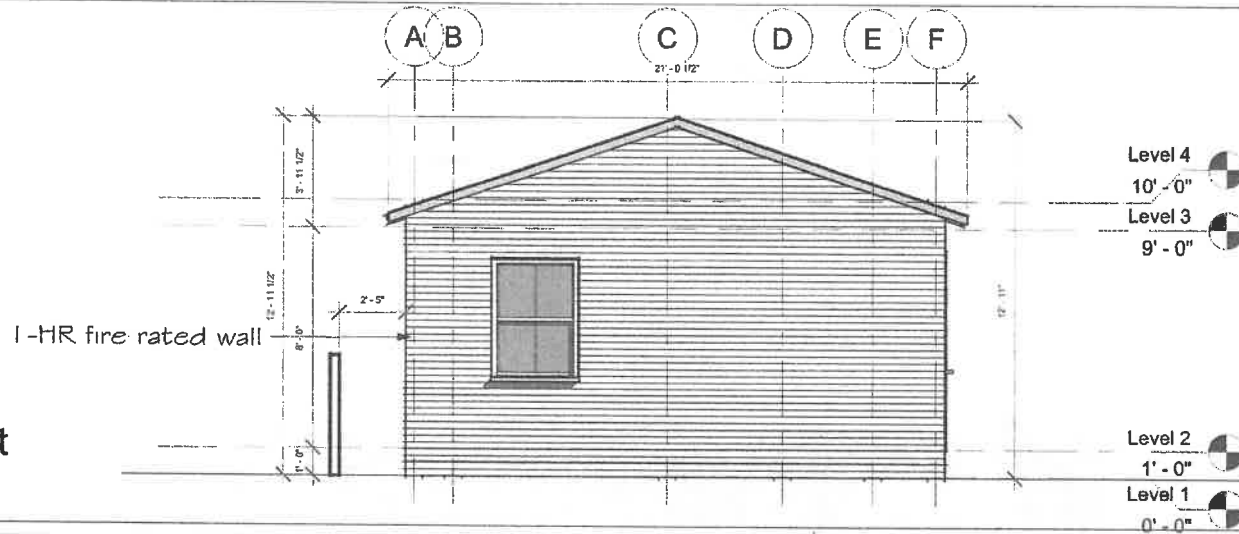
Elevations 1

Project number	0001	A106
Date	Issue Date	
Drawn by	Niyi Ajisemola	
Checked by	Checker	Scale

1 East
1:50



2 West
1:50



Residential Remodelling

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21060. USA

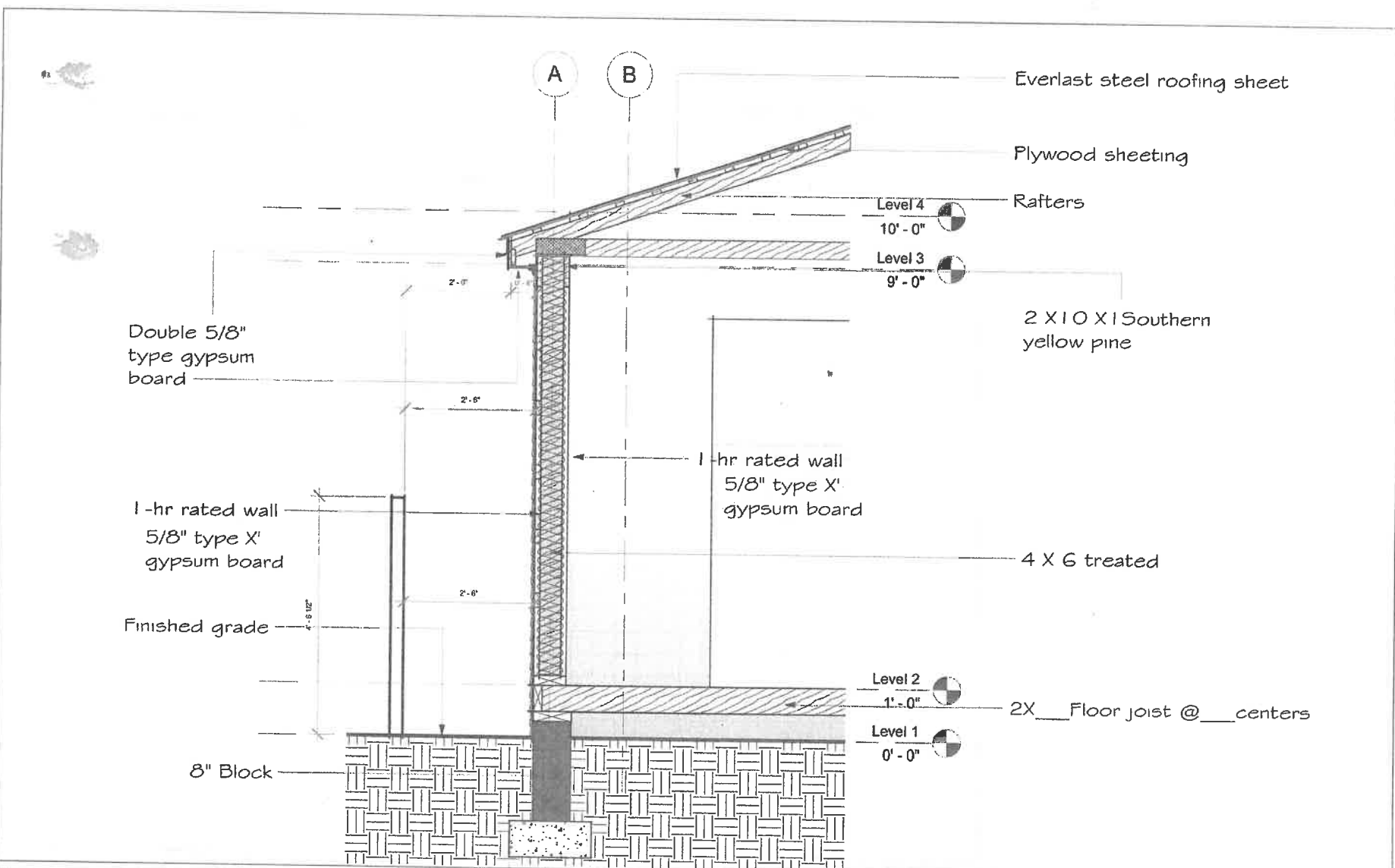
No.	Description	Date

Client:
Dimas F. Chavez

Elevation 2

Project number	0001	A107
Date	Issue Date	
Drawn by	Niyi Ajeemola	
Checked by	Checker	Scale

1:50



Residential Remodelling

208, Queen Anne Rd. Glen Burnie, MD
21060. USA

No.	Description	Date

Client:
Dimas F. Chavez

Cross section

Project number	0001
Date	Issue Date
Drawn by	Niji Ajisemola
Checked by	Checker Scale

A108

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DIMAS F. CHAVEZ

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Glen Burnie, MD 21060

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AFFIDAVIT

CONCERNING BUILDING PERMIT # B02367928

PROPERTY ADDRESS: 210 QUEEN ANNE ROAD – GLEN BURNIE, MD 21060

PROPERTY TAX ACCOUNT #: 3-540-90025527

I, DIMAS F. CHAVEZ, PROPERTY OWNER, IN MAKING AN APPLICATION FOR THE ABOVE REFERENCED BUILDING PERMIT, DO HEREBY ACKNOWLEDGE THAT THE ADDITIONAL SPACE TO THE EXISTING STORAGE SHED **WILL NOT BE USED AS AN INDEPENDENT DWELLING/LIVING SPACE OR FOR COMMERCIAL PURPOSES.**

I HAVE BEEN INFORMED THAT IN THIS **R5** ZONING DISTRICT, APARTMENTS, TWO-UNIT DWELLINGS, GUEST HOUSES, RENTAL UNITS AND DETACHED DWELLING UNITS THAT CONTAIN HABITABLE LIVING SPACE OR ATTACHED UNITS NOT IN COMPLIANCE WITH **ARTICLE 18, SECTIONS 18-1-101 (48 (vi) AND 18-10-120** ARE NOT PERMITTED USES UNDER THE ANNE ARUNDEL COUNTY ZONING CODE!

I UNDERSTAND THAT USES ENUMERATED ABOVE WOULD BE PURSUED AS ZONING VIOLATIONS IF INITIATED.

SIGNATURE X *[Signature]*
PRINT NAME X DIMAS CHAVEZ
DATE X 11/1/2023

STATE OF MARYLAND, COUNTY OF ANNE ARUNDEL, TO WIT:

I HEREBY CERTIFY THAT ON THIS 01 DAY OF November, 2023, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED Dimas Franklin Chavez KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN AGREEMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE THEREIN.

IN WITNESS WHEREOF, I HEREUN TO SET MY HAND AND OFFICIAL SEAL



[Signature]
NOTARY PUBLIC

**ERIKA A KOPATCH
NOTARY PUBLIC
ANNE ARUNDEL COUNTY
MARYLAND
My Commission Expires 09-26-2025**

MY COMMISSION EXPIRES 09-26-2025

FOR OFFICE USE ONLY

AFFIDAVIT NO. _____

CRITICAL AREA REPORT WORKSHEET TO ACCOMPANY THE SITE PLAN

Permit Number B0236-7928

Total Site Area 2,200 Square Feet (1 Acre = 43,560 Square Feet)

Total Wooded Area _____ Square Feet- 'Wooded' MEANS A BIOLOGICAL COMMUNITY DOMINATED BY TREES AND OTHER WOODY PLANTS (SHRUBS AND UNDERGROWTH), INCLUDING FORESTS THAT HAVE BEEN CUT BUT NOT CLEARED.

* Please Indicate Square Footage of Woodland Removed for the following:

- | | |
|----------------------------------|--|
| 1. House _____ Sq. Ft. | 5. Accessory Structure _____ Sq. Ft. |
| 2. Septic or sewer _____ Sq. Ft. | 6. Additions _____ Sq. Ft. |
| 3. Well _____ Sq. Ft. | 7. Storm Water Management _____ Sq. Ft. |
| 4. Driveway _____ Sq. Ft. | 8. Other Clearing: work area; access; stockpiles, etc. _____ Sq. Ft. |

* Total Woodland Removed = _____ Sq. Ft.

"Impervious Coverage" IS ANY SURFACE THAT WILL NOT ABSORB LIQUID. THIS INCLUDES ROOFS, SIDEWALKS, DRIVEWAYS, AND ANY TYPE OF PAVEMENT. COMPACTED GRAVAEL IS CONSIDERED AN IMPERVIOUS SURFACE.

* Please Indicate Square Footage of Impervious Coverage for the following:

<u>Existing Impervious</u>	<u>Proposed Impervious</u>
1. House (roof area) <u>900</u> Sq. Ft.	1. House (roof area) _____ Sq. Ft.
2. Driveway + Sidewalks <u>484</u> Sq. Ft.	2. Driveway + Sidewalks <u>1,260</u> Sq. Ft.
3. Accessory Structures <u>266</u> Sq. Ft.	3. Accessory Structures <u>272</u> Sq. Ft.
	4. Additions _____ Sq. Ft.

* Total Existing and Proposed Impervious Coverage 1,922 Sq. Ft.

Ⓢ PLEASE INCLUDE ALL EXISTING AND PROPOSED SQUARE FOOTAGE.

I DIMAS F. CHAVEZ, _____, (property owner and contract purchaser, if applicable) hereby certify that the above critical area worksheet is true and correct based upon personal knowledge. I further declare that a copy of the foregoing document will be transferred to any purchaser of this property from me (or corporation, if applicable) at the time of settlement. I hereby understand that these computations shall be a binding part of issuance of a building permit for lot # 13, block # 21 of Subdivision MARLEY PARK BEACH.

I hereby certify that I have seen and read the record plat (if approved after 1986 and subject to Critical Area requirements) and have indicated on the attached site plan any easements, buffers, or other restrictions declared on said plat.

D Chavez (Signature) 9 Nov 23 (Date)
OWNER (Title)

____ (Signature) _____ (Date)
____ (Title)