

**AMY M. TAYLOR**  
DESIGNER:  
DESIGN AND DRAFTING SERVICES  
AMYSKETCH@GMAIL.COM

516 MYSTIC LANE  
ARNOLD, MARYLAND 21012  
PH: 443-949-0225  
CELL: 443-254-1779

November 1, 2023

Office of Planning and Zoning  
2664 Riva Road, 3<sup>rd</sup> Floor  
Annapolis, MD 21401

Re: Proposed Variance Letter: 3095 Stratford Court

Dear Critical Area Team,

The Gattis would like to build a one story screened porch over top of their existing deck. The original house was built in 1988. The 15,361 square foot lot is located at 3095 Stratford Court in the Berkshire community of Riva, Maryland. The property is situated at the end of a cul du sac, and is zoned R-2, Limited Development Area in the critical area of Beards Creek off the Chesapeake Bay. The lot has a unique oblong shape with a portion of the rear of the lot within 100' of the shoreline of Beards Creek. The existing house and front yard are relatively low in slope, the existing rear deck is also situated on a lower slope on the property. The Southwest side of the lot adjacent to the garage and the side of the rear deck starts to slope down and away from the property line. The lot also slopes down and away from the rear property line toward Beards Creek. The existing deck sits at approximately 26'-1" from the Southwest side property line, and approximately 34'-11" from the rear property line where the topography begins to slope more steeply. The front of the house's existing attached garage is located approximately 80'-8" from the front property line, and the Northeast side of the house sits approximately 41'-4".

The existing deck at the rear of the house is located approximately 9 feet to slopes of 15% or greater. The variance the homeowners are seeking is to construct a new screened porch over top of the existing deck that is on the Southwest side of the house that will be within 50 feet of steep slopes to the expanded buffer. The existing deck will be minimized in size by removing the rear portion that is 111 s.f., or 8'-2" x 13'-8". The deck will then be further away from the 100 foot buffer setback line to Beards Creek, the lot coverage will be decreased, and the homeowners will grow plants and grass to replace the portion of deck being removed. The existing house and proposed screened porch also meet the allowable setbacks for the R-2 zoning regulations. The proposed one story screened porch dimensions are 16'-0" wide x 15'-5" long and 17'-11" tall (247 s.f. of new impervious lot coverage). The allowable impervious lot coverage for the lot is 4,800 s.f. and the existing and proposed lot coverage total 4,273 s.f. The proposed limit of disturbance is 556 s.f., and the proposed amount of excavation is 2 cubic yards.

Please consider our request for leniency to the 50 foot minimum setback to steep slopes in the expanded buffer of the critical area of the Chesapeake Bay, as the existing house and deck already sit in proximity to steep slopes of 15% or greater. The homeowners are trying to minimize disturbance to the land by building over the existing deck.

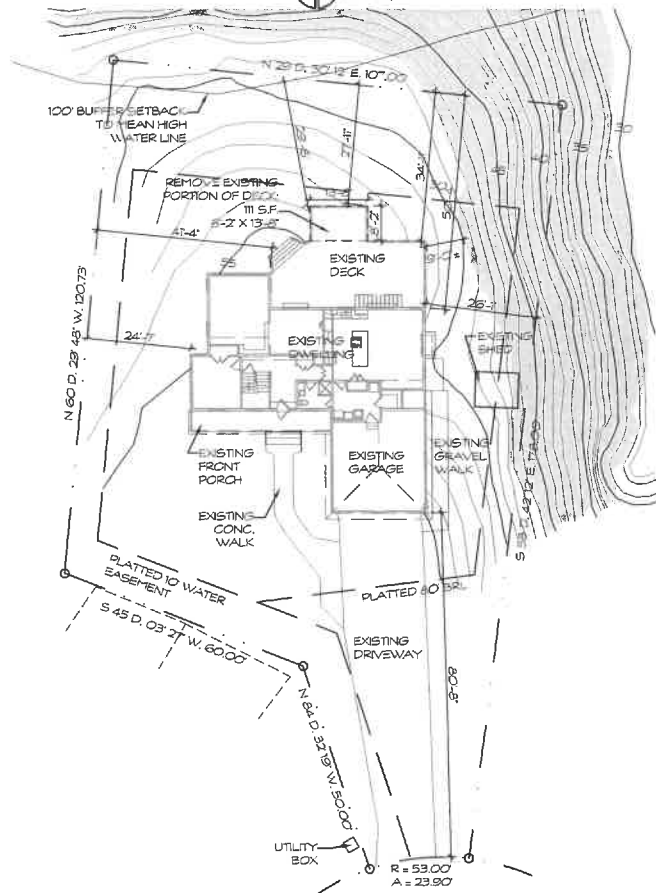
Sincerely,

Amy M. Taylor  
Design & Drafting Services



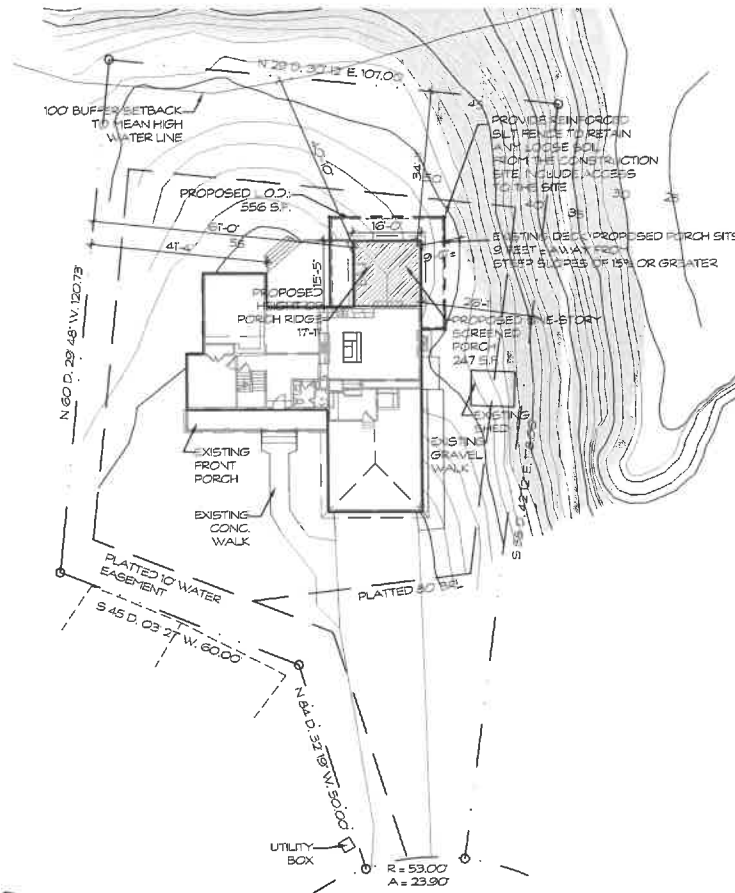
**LOCATION MAP**  
SCALE: N T S (COURTESY GOOGLE MAPS)

LOT COVERAGE TABLE			
LOT SIZE: 15,367 S.F. (35 ACRES)			
ALLOWABLE LOT COVERAGE: 31.25%			
ALLOWABLE LOT COVERAGE: 4,800 S.F.			
3095 STRATFORD COURT ZONED R-2, L.D.A. CHESAPEAKE BAY CRITICAL AREA FRONT YARD SETBACK: 30' SIDE YARD SETBACK: 7' REAR YARD SETBACK: 25'			
BUILDING NOT PERMITTED ON STEEP SLOPES OF 15% OR GREATER WITHOUT A VARIANCE			
STRUCTURE TYPE	MATERIAL	% LOT COVERAGE	SQUARE FOOTAGE
EXISTING HOUSE	TYPICAL	100%	1,955
EXISTING DRIVEWAY	CONCRETE	100%	1,397
EXISTING PORCH	CONC./STONE	100%	164
EXISTING WALKWAY	CONC./GRAVEL	100%	427
EXISTING SHED	TYPICAL	100%	83
EXISTING DECK	WOOD W. GAPS	0%	641
TOTAL EXISTING IMPERVIOUS COVERAGE:			4,026 S.F.
ALLOWABLE IMPERVIOUS COVERAGE:			4,800 S.F.
TOTAL ADDED IMPERVIOUS COVERAGE PROPOSED SCREENED PORCH			24" S.F.
TOTAL EXISTING AND PROPOSED LOT COVERAGE:			4,273 S.F.
AREA OF DISTURBANCE:			556 S.F.
AMOUNT OF EXCAVATION/FILL:			2 CU. YD.
15%+ STEEP SLOPES OR GREATER:			



**EXISTING SITE PLAN**  
SCALE: 1" = 20'-0"

(SITE PLAN BASED ON 'EXISTING SITE CONDITIONS'  
DATED 03-07-23 PREPARED BY DULEY AND ASSOC., INC.)



**PROPOSED SITE PLAN**  
SCALE: 1" = 20'-0"

(SITE PLAN BASED ON 'EXISTING SITE CONDITIONS'  
DATED 03-07-23 PREPARED BY DULEY AND ASSOC., INC.)



SEAL



KEY PLAN

Owner:  
Richard and Ellen Carl  
3095 Stratford Court  
Riva, MD 21140

Civil / Site:

Structural:

MEP:

General Contractor:

Designer:  
Amy Taylor Design & Drafting Services  
210 Maple Lane  
Annapolis, Maryland 21012

PROJECT TITLE:  
**Gatti House**  
Riva, Maryland

3095 Stratford Court  
Riva, MD 21140  
Project No.: 023018

DRAWING TITLE:  
**PROPOSED SITE PLAN**

SCALE: AS NOTED

**A-SITE**

VARIANCE SET  
10/09/23

CRITICAL AREA COMMISSION  
 CHESAPEAKE AND ATLANTIC COASTAL BAYS  
 1804 WEST STREET, SUITE 100  
 ANNAPOLIS, MD 21401

PROJECT NOTIFICATION APPLICATION

**GENERAL PROJECT INFORMATION**

Jurisdiction: \_\_\_\_\_

Date: 11-2-23

Tax Map #	Parcel #	Block #	Lot #	Section
<u>0055</u>	<u>0445</u>	<u>0004</u>	<u>59</u>	

Tax ID: 0103990003368

**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) | Gatti Screen Porch Addition  
Berkshire

Project location/Address | 3095 Stratford Ct.

City | Riva, MD | Zip | 21140

Local case number | \_\_\_\_\_

Applicant: Last name | Taylor | First name | Amy

Company | Amy Taylor Design & Drafting Services

**Application Type (check all that apply):**

- Building Permit
- Buffer Management Plan
- Conditional Use
- Consistency Report
- Disturbance > 5,000 sq ft
- Grading Permit

- Variance
- Rezoning
- Site Plan
- Special Exception
- Subdivision
- Other

**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:

*Seeking variance to the 50 foot minimum setback to steep slopes in the expanded buffer for proposed porch over existing deck*

Intra-Family Transfer  Yes  
 Grandfathered Lot

Growth Allocation  Yes  
 Buffer Exemption Area

*existing deck*

**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		
LDA Area	.35	15,361
RCA Area		
Total Area	.35	15,361

Total Disturbed Area  Acres  Sq Ft  *556*

# of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees			Existing Lot Coverage		4,026
Created Forest/Woodland/Trees			New Lot Coverage		247
Removed Forest/Woodland/Trees			Removed Lot Coverage		
			Total Lot Coverage		4,273

**VARIANCE INFORMATION (Check all that apply)**

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

Variance Type

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

Structure

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

**GENERAL NOTES:**

ALL CONSTRUCTION SHALL BE AS DESCRIBED BY THE CONTRACT DOCUMENTS IN ACCORDANCE WITH GOOD STANDARD CONSTRUCTION AND SHALL MEET OR EXCEED THE REQUIREMENTS OF THE FOLLOWING CODE(S) AS ADOPTED AND AMENDED BY:  
 ANNE ARUNDEL COUNTY, MD  
 2018 INTERNATIONAL RESIDENTIAL CODE  
 2018 NATIONAL ELECTRIC CODE  
 NFPA CODE  
 2018 INTERNATIONAL ENERGY CONSERVATION CODE  
 2018 INTERNATIONAL EXISTING BUILDING CODE

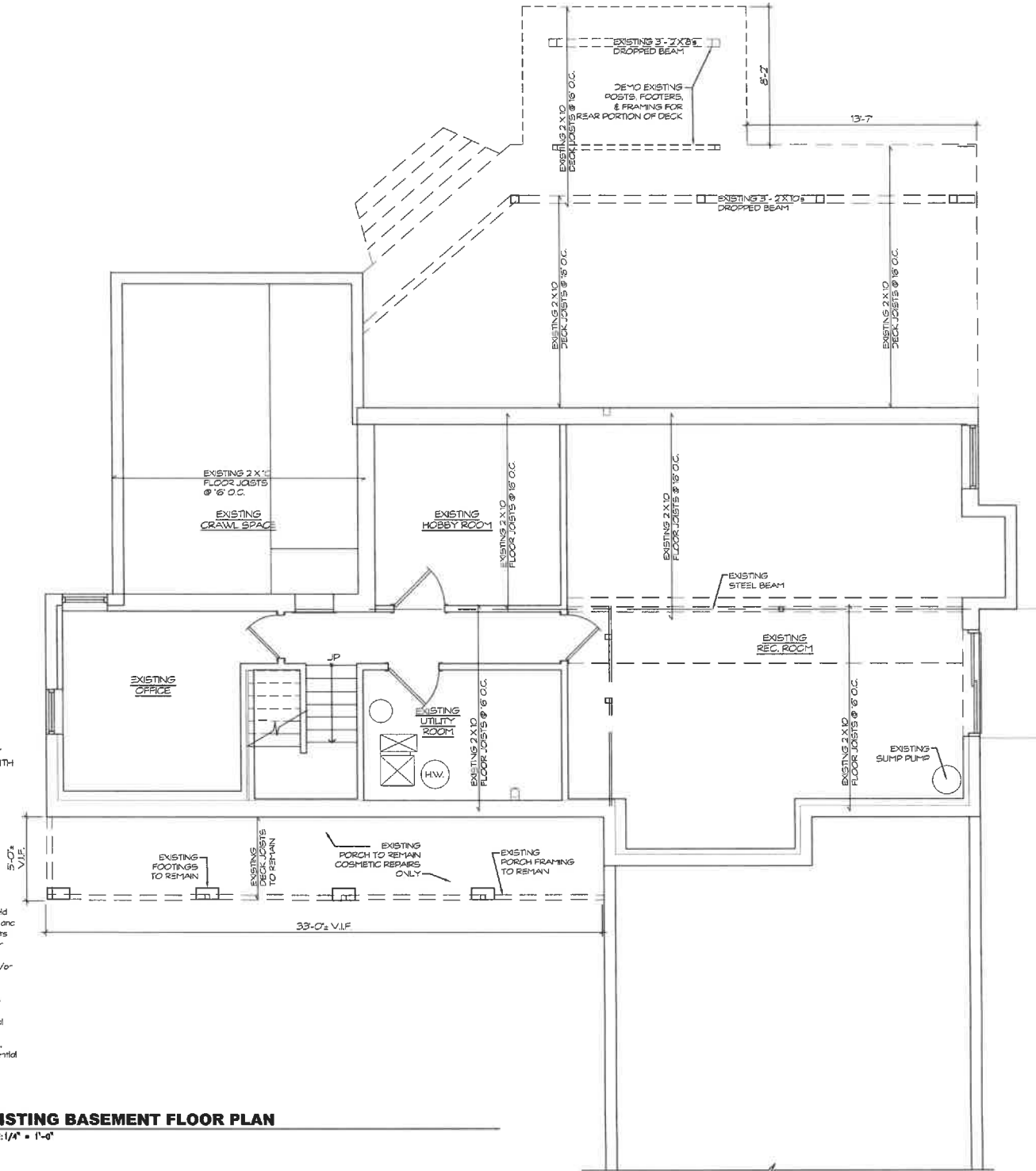
**EXISTING CONDITIONS**

All existing conditions shall be checked and verified in the field before excavation is begun, existing utilities shall be located and protected as required by the new work. Field measurements shall be made of adjoining construction relative to the proper installation of new work.

1. All Dimensions to face of stud, face of foundation wall and/or edge of floor platform.
2. Contractor responsible for verifying all dimensions. Contractor shall notify Owner/Designer of all discrepancies before proceeding with work.
3. All work shall meet the requirements of all applicable local and federal codes including, but not limited to, any applicable International Residential Code/2018, Natl Electric Code/2018, NFPA Code, International Energy Conservation Code - Residential 2018, & Rehabilitation Code.

**EXISTING BASEMENT FLOOR PLAN**

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



SEAL



KEY PLAN

Owner:  
 Richard and Eileen Gatt  
 3095 Stratford Court  
 Riva, MD 21140

Civil / Site:

Structural:

MEP:

General Contractor:

Designer:  
 Amy Taylor Design & Drafting Services  
 210 Maple Lane  
 Annapolis, Maryland 21012

PROJECT TITLE:

**Gatti House**  
 Riva, Maryland

3095 Stratford Court  
 Riva, MD 21140

Project No.: 023018

DRAWING TITLE:

**EXISTING BASEMENT FLOOR PLAN**

SCALE: AS NOTED

**AD1-0**

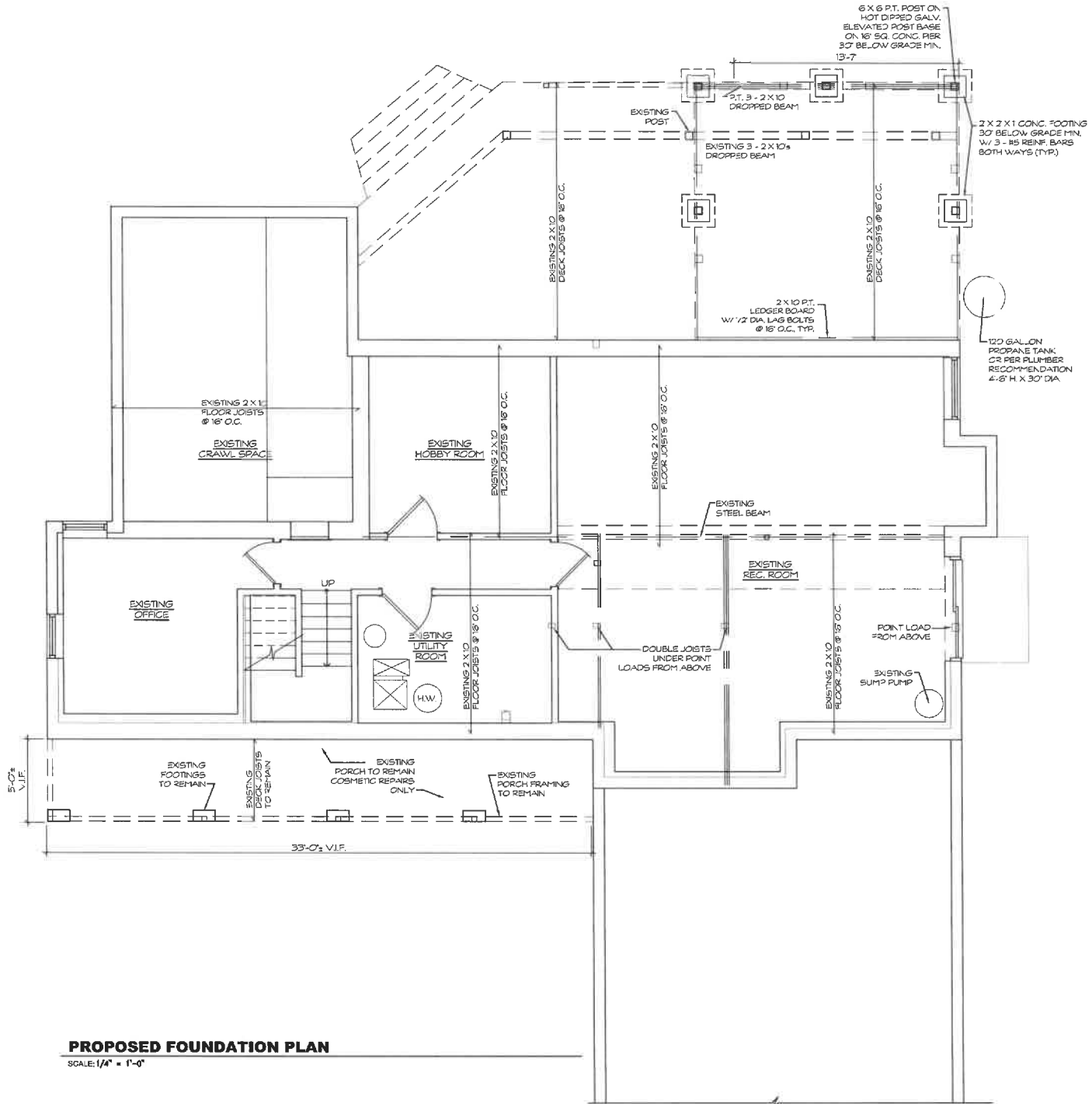
VARIANCE SET  
 10/09/23











**PROPOSED FOUNDATION PLAN**

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



SEAL



KEY PLAN

Owner:  
Richard and Ellen Gans  
3895 Stratford Court  
Riva, MD 21146

Civil / Site:

Structural:

MEP:

General Contractor:

Designer:  
Amy Taylor Design & Drafting Services  
515 Sandy Lane  
Annapolis, Maryland 21402

PROJECT TITLE:

**Gatti House**  
Riva, Maryland

3895 Stratford Court  
Riva, MD 21146

Project No.: 023016

DRAWING TITLE:

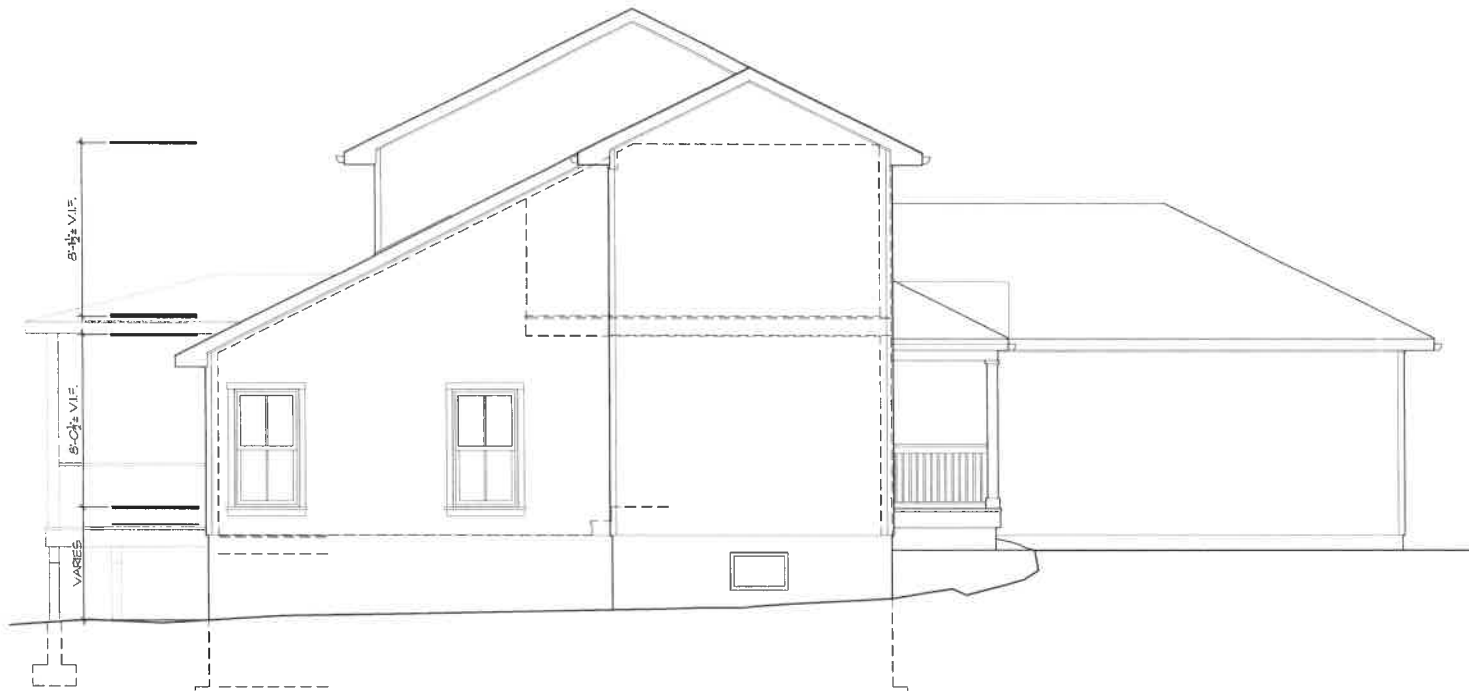
**PROPOSED FOUNDATION FLOOR PLAN**

SCALE: AS NOTED

**A1-0**

VARIANCE SET  
10/09/23





**PROPOSED SIDE EXTERIOR ELEVATION**

SCALE 1/4" = 1'-0"



SEAL



KEY PLAN

Owner:  
Richard and Eleanor Gatti  
3095 Stratford Court  
Riva, MD 21140

Civil / Site:

Struct./rat:

MEP:

General Contractor:

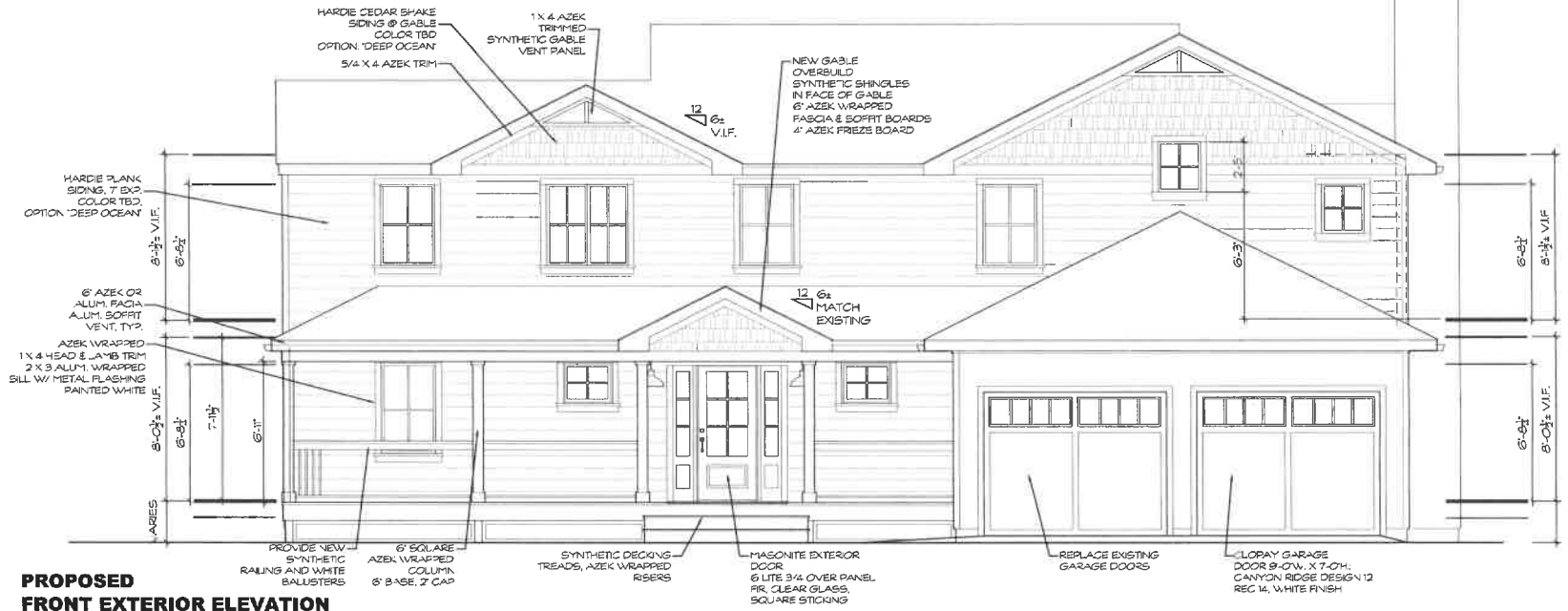
Designer:  
Amy Taylor Design & Drafting Services  
518 Market Lane  
Annapolis, Maryland 21012

PROJECT TITLE:  
**Gatti House**  
Riva, Maryland

3095 Stratford Court  
Riva, MD 21140  
Project No.: 023018  
DRAWING TITLE:

**PROPOSED EXTERIOR ELEVATIONS**  
SCALE: AS NOTED

**A2-1**  
VARIANCE SET  
10/09/23



**PROPOSED FRONT EXTERIOR ELEVATION**

SCALE 1/4" = 1'-0"

PROVIDE NEW SYNTHETIC RAILING AND WHITE BALUSTERS

6" SQUARE AZEK WRAPPED COLUMN 6" BASE, 2" CAP

SYNTHETIC DECKING TREADS, AZEK WRAPPED RISERS

MASONITE EXTERIOR DOOR 6 LITE 3/4" OVER PANEL PK. CLEAR GLASS SQUARE STICKING

REPLACE EXISTING GARAGE DOORS

LOPAX GARAGE DOOR 9'-0"W. X 7'-0"H. CANYON RIDGE DESIGN 12 REG 14, WHITE FINISH

VARIES



**PROPOSED  
SIDE ELEVATION**

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



SEAL



KEY PLAN

Owner:  
Richard and Ellen Gatt  
3095 Stratford Court  
Riva, MD 21140

CM / Site:

Structural:

MEP:

General Contractor:

Designer:  
Amy Taylor Design & Drafting Services  
518 Morris Lane  
Annapolis, Maryland 21012

PROJECT TITLE:

**Gatti  
House**  
Riva, Maryland

3095 Stratford Court  
Riva, MD 21140  
Project No.: 023018

DRAWING TITLE:

**PROPOSED  
EXTERIOR  
ELEVATIONS**

SCALE: AS NOTED

**A2-2**

VARIANCE SET  
10/09/23

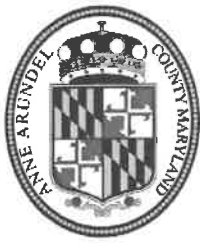


**PROPOSED  
REAR ELEVATION**

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

SYNTHETIC DECOR FOR  
DRINK RAIL TOP  
BLACK BALUSTINE  
WHITE VINYL WRAPPED  
4 X 4 POSTS  
ANDERSEN  
C235 OR 51M.  
10% SLOPE

17'-11"  
8'-6"  
8'-0 1/2" V.I.F.  
7'-1 1/2"  
VARIES



## OFFICE OF PLANNING AND ZONING

### CONFIRMATION OF PRE-FILE (2023-0046-P)

DATE OF MEETING: 10/19/2023

P&Z STAFF: Sara Anzelmo, Kelly Krinetz

APPLICANT/REPRESENTATIVE: Eileen Gatti/Amy Taylor EMAIL: amysketch@gmail.com

SITE LOCATION: 3095 Stratford Ct, Riva LOT SIZE: 15,361 sf ZONING: R2

CA DESIGNATION: LDA BMA: Partial or BUFFER: Partial APPLICATION TYPE: Critical Area Variance

The applicants would like to construct a one story screened porch over top of their existing deck. The original house was built in 1988. The property is situated at the end of a cul du sac and has a unique oblong shape with a portion of the rear of the lot within 100' of the shoreline of Beards Creek. The existing house and front yard are relatively low in slope, the existing rear deck is also situated on a low slope on the property. The Southwest side of the lot adjacent to the garage and the side of the rear deck starts to slope down and away from the property line. The lot also slopes down and away from the rear property line toward Beards Creek. The existing deck sits at approximately 26'-1" from the Southwest side property line, and approximately 34'-11" from the rear property line where the topography begins to slope more steeply. The front of the house's existing attached garage is located approximately 80'-8" from the front property line, and the Northeast side of the house sits approximately 41'-4". The existing deck at the rear of the house is located approximately 45 feet to the start of steep slopes of 25% or greater, and the existing deck at the side of the house is located approximately 10 feet to steep slopes of 25% or greater. The variance the homeowners are seeking is to construct a new screened porch over top of the existing deck that is on the Southwest side of the house that will be within 50 feet of steep slopes to the expanded buffer. The existing deck will be minimized so that it is further away from the 100 foot buffer setback line to Beards Creek. The existing house and proposed screened porch also meet the allowable setbacks for the R-2 zoning regulations. The proposed screened porch dimensions are 16'-0" wide x 15'-5" long (247 s.f. of new impervious lot coverage). The allowable impervious lot coverage for the lot is 4,800 s.f. and the existing and proposed lot coverage total 4,273 s.f. The proposed limit of disturbance is 556 s.f., and the proposed amount of excavation is 2 cubic yards. Please consider our request for leniency to the 50 foot minimum setback to steep slopes in the expanded buffer of the critical area of the Chesapeake Bay, as the existing house and deck already sit in proximity to steep slopes of 25% or greater. The homeowners are trying to minimize disturbance to the land by building over the existing deck.

#### COMMENTS

The **Critical Area Team**: Conceptually, the Team has no objection provided the applicant demonstrates compliance with the standards listed for approval of a variance in Article 18. It is noted that steep slopes in the Critical Area are 15% or greater. The submittal must be corrected accordingly. Additionally, the proposed site plan does not include the bump out on the existing deck. Is that to be removed as part of this proposal? If not, please make the necessary corrections to the site plan.

The **Zoning Administration Section**: The height and number of stories of the proposed porch must be labeled. The site plan must be corrected to show 15% slopes. If the LOD around the proposed porch is within steep slopes of 15% or greater, an additional variance will be necessary. The applicant must demonstrate compliance with 18-16-305(b) and (c).

#### 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.

