

M.A.F. & Associates, LLC
Matthew A. Forgen
55 Jones Station Road, W.
Severna Park, MD 21146
Phone: 443-864-8589

December 13, 2023

Planner
Department of Planning & Zoning
2664 Riva Road
Annapolis MD 21401

**RE: Belvedere Beach, Lot 46A
TM 32 BLK 24 P 427
Tax Account # 3115-1307-3200**

Dear Planner:

Please accept this submittal of a variance application for the above referenced project. We are proposing the construction of a single-family dwelling. The dwelling is proposed to be a 2-story structure with a height of 35'. The structure has an overall footprint of 22' x 56' and is setback, at its closest point, 25' from the northern, front lot line and 21.58' from the southeastern front lot line. This site has road frontage on both the front and rear of the dwelling and therefore has two fronts. This proposal will require a zoning variance of 3.42' to allow the dwelling to be constructed at 21.58' to the southern front lot line.

Please note this is a standard size R5 zoned property and therefore is required to meet the setbacks as noted in 18-4-701 of the County Code. For a principal structure, this section of the County Code requires a front lot line setback of 25'. We are proposing a single-family dwelling, at its closest point, 51.58' from the southern front lot line, necessitating a 3.42' zoning variance.

Profile Comments:

Engineering – The siting and suitability of the shown drywells needs to be confirmed. No soil borings were submitted with the pre-file.

Response: This has been provided and reviewed under grading permit G02019946

Zoning – Corner through lot is unique and does appear to create a practical difficulty. Site Plan with exception of SWM appears to be sufficient for variance submittal.

Response: SWM has been provided and reviewed under grading permit G02019946

WE REQUEST A 3.42' VARIANCE TO ARTICLE 18-4-701 THAT REQUIRES A FRONT LOT LINE SETBACK OF 25' FOR A PRINCIPAL STRUCTURE TO ALLOW FOR A 21.58' SETBACK.

We feel this zoning variance request meets the requirements of Article 18-16-305 (a) & (c) and therefore the variances should be granted. Below is the justification for granting the above noted variances.

18-16-305(a)(1) Because of certain unique physical conditions, such as irregularity, narrowness or shallowness of lot size and shape or exceptional topographical conditions peculiar to and inherent in the particular lot, there is no reasonable possibility of developing the lot in strict conformance with this article; or:

This site is an existing legally platted lot. The property has a right of way frontage on 3 side. With there being a right of way on the front and back of the proposed house, we are required to have 2 front setbacks of 25'. The shape of the property restricts the area to allow for a modest house without the need for a setback variance.

These are the unique characteristics of the lot.

18-16-305(a)(2) Because of exceptional circumstances other than financial considerations, the grant of a variance is necessary to avoid practical difficulties or unnecessary hardship and to enable the applicant to develop the lot:

With the unique characteristics of this site, we are not able to develop the property without the need for a variance.

18-16-305(c)(1): the variance is the minimum variance necessary to afford relief:

This variance is the minimum variance necessary to afford relief in that the proposed dwelling is being held at the front setback to Alameda Parkway right of way. We are holding the dwelling at 21.58' from the Riviera Lane right of way. This is greater than the standard rear setback in a R5 zoning district. We feel this is a minimal impact to these setbacks.

18-16-305(c)(2) the granting of the variance will not:

(i) alter the essential character of the neighborhood or district in which the lot is located:

The approval of these variances will not alter the essential character of the neighborhood. This structure is similar in size and location to other dwelling in the area.

(ii) substantially impair the appropriate use or development of adjacent property: This proposed development would not impair the appropriate use or development of adjacent properties. The neighboring properties are currently developed with single-family dwellings. This proposal does not impact this lot nor the owner's ability to develop their property.

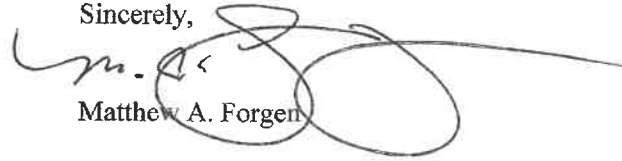
(iii) reduce forest cover in the limited development and resource conservation areas of the critical area: This proposal does not reduce forest cover in the LDA or RCA portion of the Chesapeake Bay Critical Area. This property lies within the IDA portion of the Chesapeake Bay Critical Area.

(iv) be contrary to acceptable clearing and replanting practices required for development in the critical area or a bog protection area: The property is not located within a bog protection area and is not contrary to acceptable clearing and replanting practices required for development in the critical area or a bog protection area.

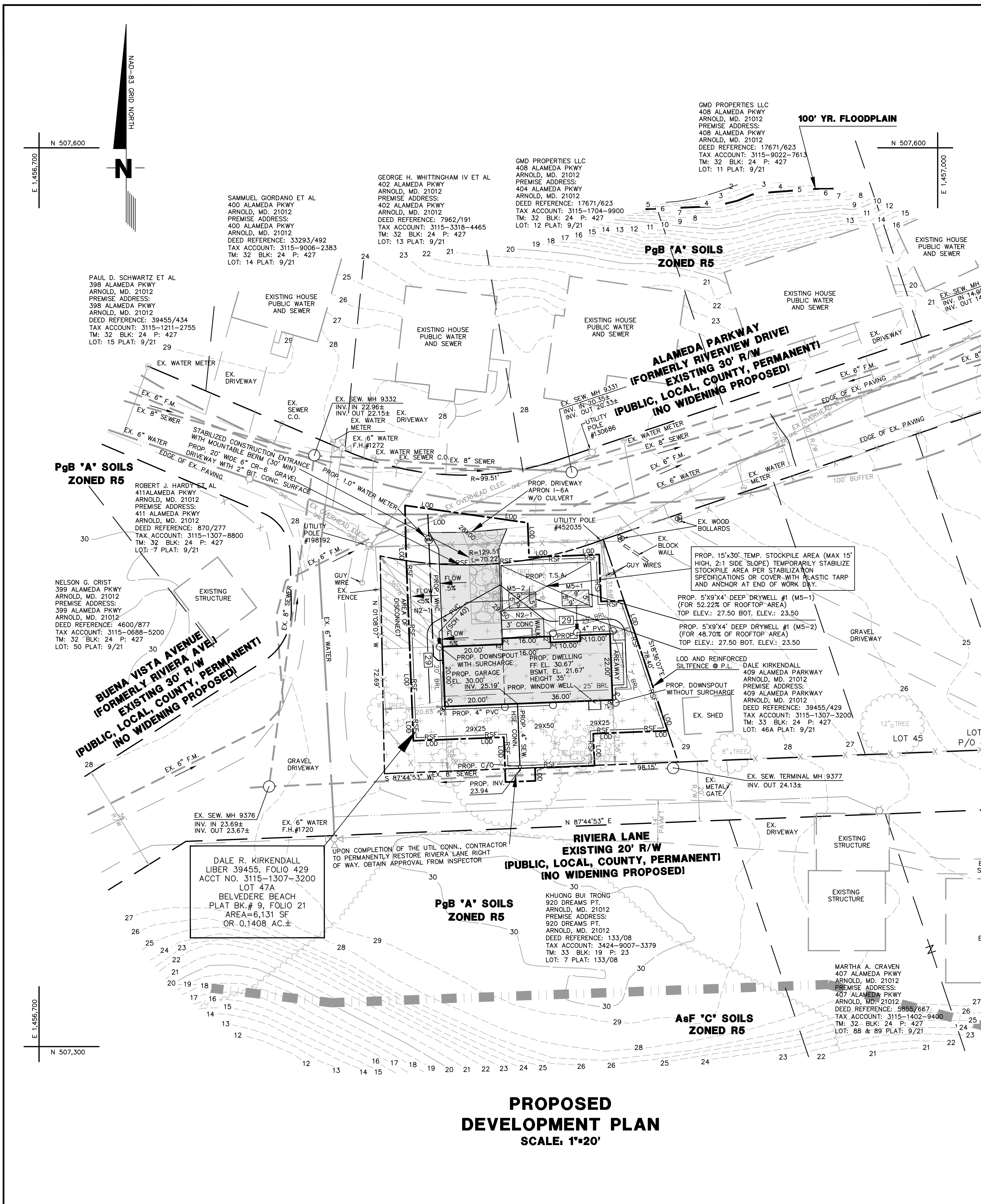
(v) be detrimental to the public welfare: This development is not detrimental to the health and welfare of the community. Storm water management will be required the required with the grading permit application.

If you should have any questions regarding this submittal, please feel free to contact me at the number above.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. A. Forgen', with a long horizontal flourish extending to the right. The signature is written over the printed name 'Matthew A. Forgen'.

Matthew A. Forgen

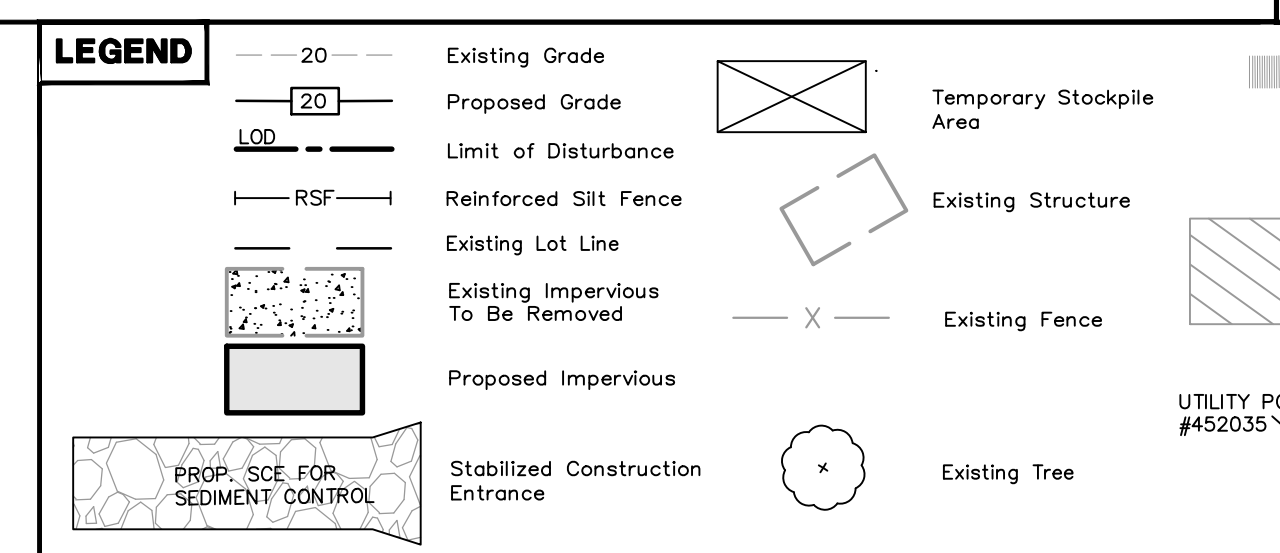


PROPOSED DEVELOPMENT PLAN
SCALE: 1"=20'

OWNER, DEVELOPER AND APPLICANT INFORMATION

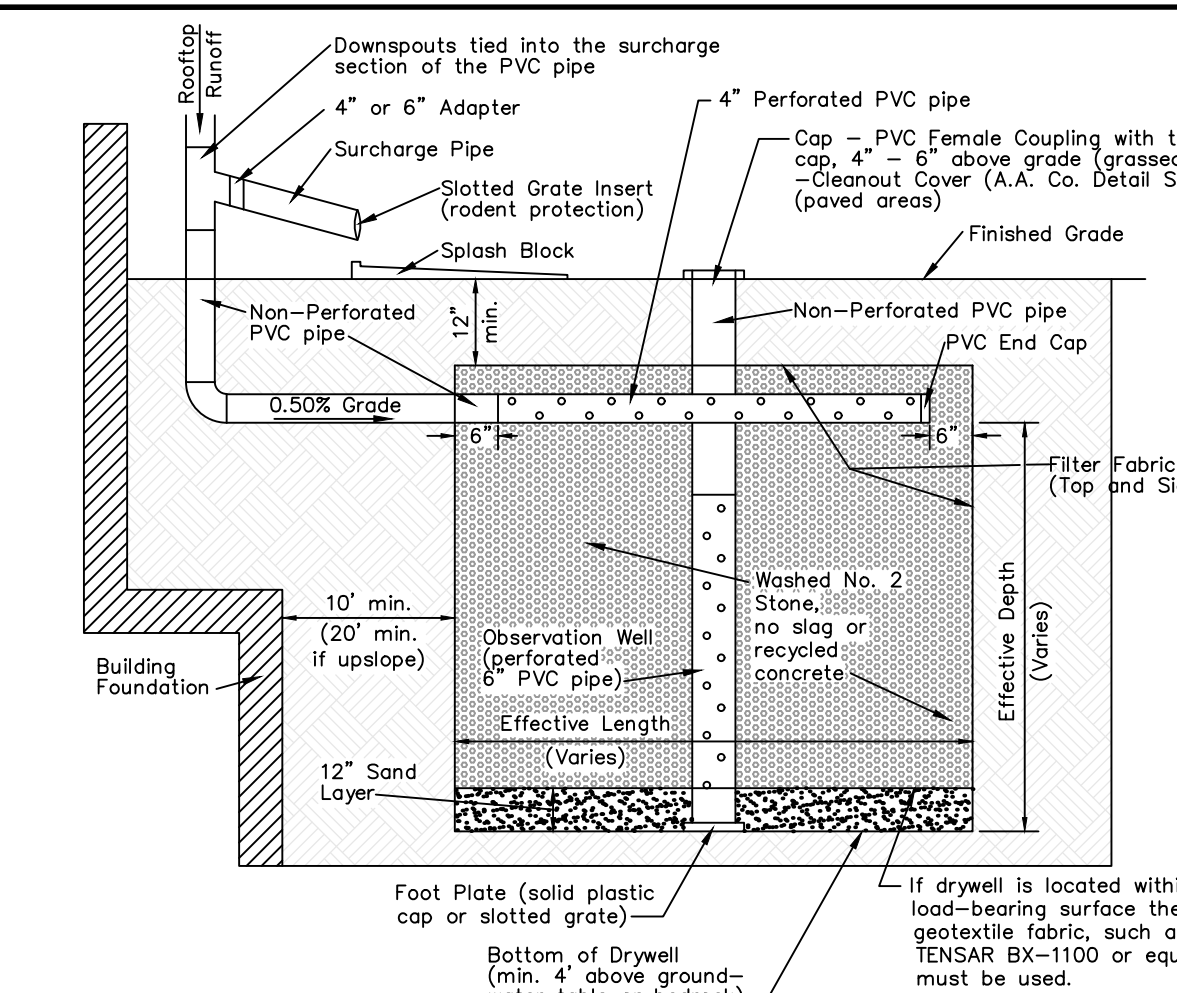
OWNER:
DALE R. KIRKENDALL
409 ALAMEDA PARKWAY
ARNOLD, MD. 21012
PHONE NUMBER: C/O 410-766-4433
EMAIL: C/O MAYAPPSERV@aol.com

DEVELOPER/APPLICANT:
CHOICE BUILDERS, LLC
RICHARD MAY, JR.
7410 BALT. ANNAP. BLVD.
GLEN BURNIE, MD. 21061
PHONE NUMBER: 410-768-4433
EMAIL: MAYAPPSERV@aol.com



BOG NOTE:
THIS SITE IS LOCATED WITHIN THE BOG OR BOG DRAINAGE AREA.

ADJACENT PROPERTY INFORMATION
ALL ADJACENT PROPERTIES ARE ON PUBLIC WATER AND PUBLIC SEWER. ALL EXISTING STRUCTURE ON THE LOTS ARE TO REMAIN.



- NOTES:**
- Drywell is to be constructed in accordance with the latest Standard Specifications and as shown on these plans.
 - Filter cloth shall be placed on the top and sides of No. 2 stone in the drywell - Overlap filter cloth: Side - 2 feet.
 - 4" or 6" PVC pipe shall be used as per approved plans.
 - Load-bearing Surface: Parking lots, sidewalks, driveways use SCH 40 PVC pipe. Non-Load-bearing Surface: Use SDR-35 or SCH 40 PVC Pipe stamped with 3000 lbs. crush.
 - Drywell shall be the size noted on the plans.
 - All downspouts from site shall be hooked up to the SWM devices.

TYPICAL DRY WELL SECTION (MICRO-SCALE 'M-5' DRY WELL)

Construction Criteria:

The following items should be addressed during construction of projects with dry wells:

- Erosion and Sediment Control:** Final grading for proposed dry wells should not take place until the surrounding site is completely stabilized. If this cannot be accomplished, runoff from disturbed areas shall be diverted.
 - Soil Compaction:** Excavation should be conducted in dry conditions with equipment located outside of the practice to minimize bottom and sidewall compaction. Construction of a dry well shall be performed with lightweight, wide-tracked equipment to minimize disturbance and compaction. Excavated materials shall be placed in a contained area.
 - Underground Chamber:** A subsurface prefabricated chamber may be used.
 - Dry Well Bottom:** The bottom shall be as level as possible to minimize pooled water in small areas that may reduce overall infiltration and longevity.
 - Filter Cloth:** Filter cloth shall not be installed on the bottom of the well. Non-woven filter cloth should be used to line the top and sides of the dry well to prevent the pore space between the stones from being blocked by the surrounding native material.
 - Gravel Media:** The aggregate shall be composed of an 18 to 48-inch layer of clean washed, open graded material with 40% porosity (e.g., ASTM D448 4, 5, or 6 stone or equal).
- Inspection:**
- Regular inspections shall be made during the following stages of construction:
 - During excavation to subgrade.
 - During placement of backfill and perforated inlet pipe and observation well.
 - During placement of geotextiles and all filter media.
 - During construction of the appurtenant conveyance.
 - Upon completion of final grading and establishment of permanent stabilization.

Maintenance Criteria:

The following items should be addressed to ensure proper maintenance and long-term performance of dry wells:

- Privately owned practices shall have a maintenance plan and shall be protected by easement, deed restriction, ordinance, or other legal measures preventing its neglect, adverse alteration, and removal.
- Dry wells shall be inspected and cleaned annually. This includes pipes, gutters, downspouts, and all filters.
- Ponding, standing water, or algal growth on the top of a dry well may indicate failure due to sedimentation in the gravel media. If water ponds for more than 48 hours after a major storm or more than six inches of sediment has accumulated, the gravel media should be excavated and replaced.

HYDROLOGIC SOILS GROUP ACREAGE
ALL SOILS FOR THIS SITE ARE 'A' SOILS

ZONING NOTE:
ALL PROPERTIES SHOWN ON THIS MAP LIE WITHIN THE R5 ZONING DISTRICT.

CRITICAL AREA NOTE:
ALL PROPERTIES SHOWN ON THIS MAP LIE WITHIN THE IDA CRITICAL AREA.

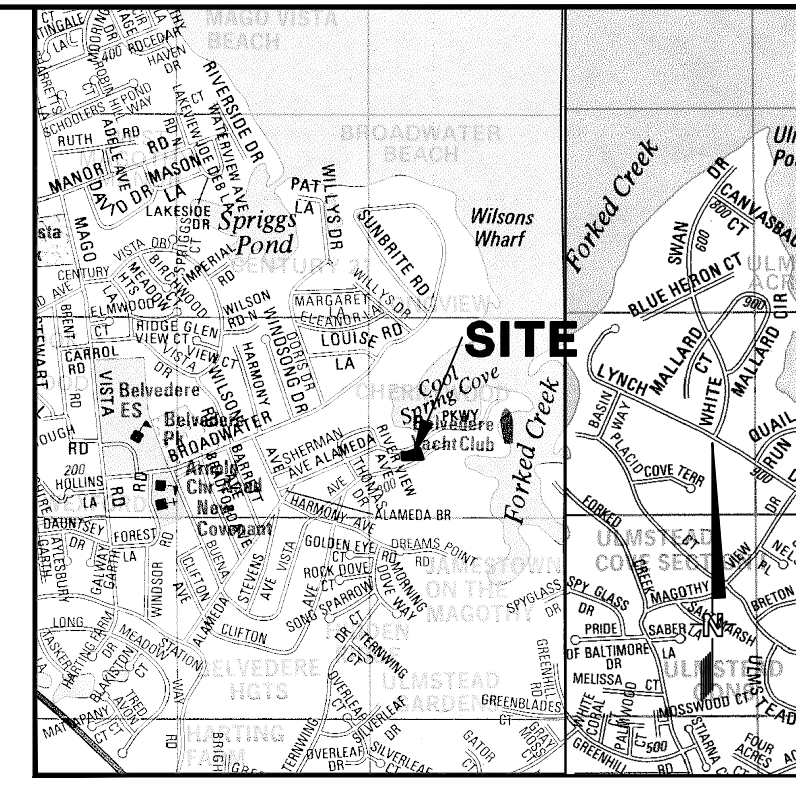
UTILITY NOTE:
ALL PROPERTIES SHOWN ON THIS MAP LIE WITHIN THE BROADNECK/GLEN BURNIE LOW SERVICE AREA (EXISTING) ON WATER MAP: W-5 AND BROADNECK SERVICE AREA (EXISTING) ON SEWER MAP: S-5.

WET WEATHER DISTURBANCE/GRADING NOTE
THE PERMITTEE OR CONTRACTOR SHALL NOT COMMENCE WITH CLEARING OR ANY EARTH DISTURBANCE ACTIVITIES ON THE SITE DURING OR BEFORE PREDICTED WET WEATHER EVENTS. ONCE SITE WORK BEGINS, CLEARING AND GRUBBING ACTIVITIES SHALL BE FOR THE INSTALLATION AND STABILIZATION OF THE PERMITTEE EROSION CONTROLS ONLY.

REINFORCED SILTENCE NOTE
THE REINFORCED SILTENCE IN THE LOCATION OF THE WATER AND SEWER CONNECTION TO THE PUBLIC MAINS SHALL BE REMOVED FOR INSTALLATION. THIS SILTENCE WILL BE REINSTALLED AND THE END OF EACH WORKING DAY.

STOCKPILE AREA NOTE:
THE DESIGNATED STOCKPILE AREA IS TO HOLD EXCESS DIRT DURING CONSTRUCTION. IF THERE IS MORE DIRT THAN THE STOCKPILE CAN HOLD, THE DEVELOPER WILL BE RESPONSIBLE TO HAUL THE EXCESS DIRT FROM THE SITE, TO AN APPROVED SITE. THIS DIRT REMOVAL WILL BE AT THE EXPENSE OF THE DEVELOPER. IT IS THE DEVELOPER'S RESPONSIBILITY TO FOLLOW ALL STOCKPILE AREA LIMITATIONS.

TEMPORARY AND PERMANENT STABILIZATION MEASURES NOTE:
*FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:
(I) SEVEN CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1)
(II) FOURTEEN DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
(III) THE ABOVE REQUIREMENTS DO NOT APPLY TO THOSE AREAS WHICH ARE SHOWN ON THE PLANS AND ARE CURRENTLY BEING USED FOR MATERIAL STORAGE OR FOR THOSE AREAS ON WHICH ACTUAL CONSTRUCTION ACTIVITIES ARE CURRENTLY BEING PERFORMED OR TO INTERIOR AREAS OF A SURFACE MINE SITE WHERE THE STABILIZATION MATERIAL WOULD CONTAMINATE THE RECOVERABLE RESOURCE. MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO ENSURE THAT THE STABILIZED AREAS CONTINUOUSLY MEET THE APPROPRIATE REQUIREMENTS OF THE 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.



VICINITY MAP
SCALE: 1" = 2,000'
ADC MAP: 15, GRID: K8
Copyright ADC The Map People
Permitted Use Number 2081204

SITE DATA

PROPERTY ADDRESS:	403 ALAMEDA PARKWAY	PHONE NUMBER:	C/O 410-766-4433
	ARNOLD, MD. 21012		
OWNER:	DALE R. KIRKENDALL	PHONE NUMBER:	410-768-4433
	409 ALAMEDA PARKWAY	EMAIL:	MAYAPPSERV@aol.com
	ARNOLD, MD. 21012		
DEVELOPER:	CHOICE BUILDERS, LLC	PHONE NUMBER:	410-768-4433
	RICHARD MAY, JR.	EMAIL:	MAYAPPSERV@aol.com
	7410 BALT. ANNAP. BLVD.		
	GLEN BURNIE, MD. 21061		
EXISTING USE:	VACANT	PROPOSED USE:	RESIDENTIAL
EXISTING ZONING:	R5	SETBACKS:	FRONT: 25', SIDE: 7', REAR: 20'
TAX MAP:	32	BLOCK:	24
ASSESSMENT DISTRICT:	3rd	PARCEL:	427
TAX ACCOUNT NUMBER:	3115-1307-3200	LOT:	47A
CRITICAL AREA:	IDA		
PREDOMINANT SOIL TYPE:	PgB "A" SOILS		
TOTAL SITE AREA:	0.1408 ACRES	6,131	SQUARE FEET
EXISTING IMPERVIOUS:	0.0	ACRES	0.0
PROPOSED IMPERVIOUS:	0.0405	ACRES	1,766
TOTAL DISTURBED AREA:	0.1252	ACRES	5,455
FILL:	322	CUBIC YARDS	
AREA VEGETATIVELY STABILIZED:	200	CUBIC YARDS	
AREA OF MECHANICAL STABILIZATION:	0.0405	ACRES	196
PROPOSED STRUCTURE HEIGHT:	LESS THAN 35'		
PARKING SPACES REQUIRED:	2	PROVIDED:	2
PROPOSED STRUCTURE COVERAGE:	1,172	SQUARE FEET	= 19.12%

SITE AREA CALCULATIONS / CRITICAL AREA CALCULATIONS (IDA)

- Total site area: 6,131 s.f. or 0.1408 Ac.
- Total impervious area allowed: No limitation in the critical area
- Hydrologic Soil Group Acreage: "A" Soils (0.1408 Ac.)
- Total woods on site: 923 square feet
- Total allowable woodland clearing: No limitation in the IDA critical area
- Total woods to be cleared out of 100' buffer: 923 square feet
- Total woods required on site: No limitation in the critical area
- Total existing impervious: 0 s.f.
- Total proposed impervious: House: 1,172 s.f.
Drive: 540 s.f.
Concrete walk: 54 s.f.
Total: 1,766 s.f. = 28.80% of the site
- Total impervious after construction: 1,766 s.f. = 28.80% of the site
- Total afforestation required: 0 square feet

M.A.F. & ASSOCIATES, LLC
55 JONES STATION ROAD, W.
SEVERNA PARK, MD 21146
PHONE: 443-864-8589
EMAIL: MFORGEN@aol.com

ADMINISTRATIVE SITE PLAN

PROJECT NUMBER:

BELVEDERE BEACH
LOT 47A
403 ALAMEDA PARKWAY, ARNOLD MD 21012
TAX MAP 32 BLOCK 24 PARCEL 427 TAX ACCOUNT #3115-1307-3200 ZONING: R5
DATE: DECEMBER 13, 2023
THIRD ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

SHEET 1 of 1

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

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction: Anne Arundel County

Date: 12-14-2023

Tax Map #	Parcel #	Block #	Lot #	Section
32	427	2A	47A	

FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
 General Project Information

Tax ID: 3115-1307-3200

Project Name (site name, subdivision name, or other) BEVERLY BEACH LOT 47A

Project location/Address 403 ALAMEDA PARKWAY, ARDERS MD 2102

City ARDERS Zip 21012

Local case number _____

Applicant: Last name KIRKENDALL First name PALE

Company _____

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 AACo Zoning Administration Section First name _____

Phone # 410-222-7437 Response from Commission Required By TBD

Fax # _____ Hearing date TBD

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

NEW SINGLE FAMILY DWELLING

Intra-Family Transfer
 Grandfathered Lot

Growth Allocation
 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		6131
LDA Area		0
RCA Area		0
Total Area		6131

Total Disturbed Area

Acres	Sq Ft
	5455

of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees		923	Existing Lot Coverage		0
Created Forest/Woodland/Trees			New Lot Coverage		1766
Removed Forest/Woodland/Trees		923	Removed Lot Coverage		
			Total Lot Coverage		1766

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance			Buffer Forest Clearing		0
Non-Buffer Disturbance		5455	Mitigation		0

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

Belvedere Beach, Lot 47A

403 Alameda Parkway, Arnold, MD 21012

CRITICAL AREA REPORT

PREPARED BY:

M.A.F. & ASSOCIATES, LLC

55 Jones Station Road, W.

Severna Park, MD 21146

443-864-8589

December 14, 2023

INTRODUCTION

The lot is located at 403 Alameda Parkway, Arnold, MD 21012. This is a legal lot as defined by Article 17-1-101 (63). The property owner is proposing a new single-family dwelling that falls within the front yard setbacks within a R5 zoning district. The lot is a legal irregularly shaped lot for an R5 zoning district. This lot lies entirely within the IDA portion of the Chesapeake Bay Critical Area.

VICINITY MAP

Included in this report and shown on the attached plan is a vicinity map designating the location of the subject site. Also included in the report is a portion of the Critical Area Map with the site located.

NARRATIVE

EXISTING CONDITIONS

The lot is currently an unimproved irregularly shaped corner lot. The lot has a few trees located throughout the property. The property slopes slightly towards the north side of the property. The slope is approximately 3%.

There was no wildlife seen around the property at the time of inspection. It is expected that there is very little to no wildlife use of the property since the property is an infill lot off the water.

PROPOSED DEVELOPMENT

We are proposing a new single-family dwelling that falls within a front yard setback within a R5 zoning district on an irregularly shaped corner lot.

STORMWATER MANAGEMENT

During construction, sediment and erosion control measures will be employed. Storm water management will be provided with the required Grading and Sediment Control Permit application.

IMPACT MINIMIZATION

Due to the unique lot characteristics and having multiple front yards, we feel that this development plan demonstrates a minimal impact on the environment.

HABITAT PROTECTION AREAS

There are no habitat protection areas on this property.

AFTER CONSTRUCTION CONDITIONS AND SITE CALCULATIONS

The proposed conditions of the site include the construction of a new house and driveway. The site calculations are as follows:

Total site area	6,131 sf
Existing woodland	923 sf
Proposed clearing	923 sf
Proposed planting	to be determined
Existing impervious coverage prior to the proposed lot coverage	0 sf
Allowed lot coverage	No limit
Proposed lot coverage	1,766 sf
Proposed lot coverage reduction	0 sf
Existing and proposed lot coverage	1,766 sf

CONCLUSIONS

The lot in question is an irregularly shape legal corner lot located in an established community. It's not possible to construct the proposed dwelling without the need for the requested zoning variance based on the size and shape of the lot.

As proposed, the development of the lot does not have an adverse impact on the plant or wildlife habitat of the Critical Area. The proposed dwelling and site improvements will not adversely impact adjacent properties.

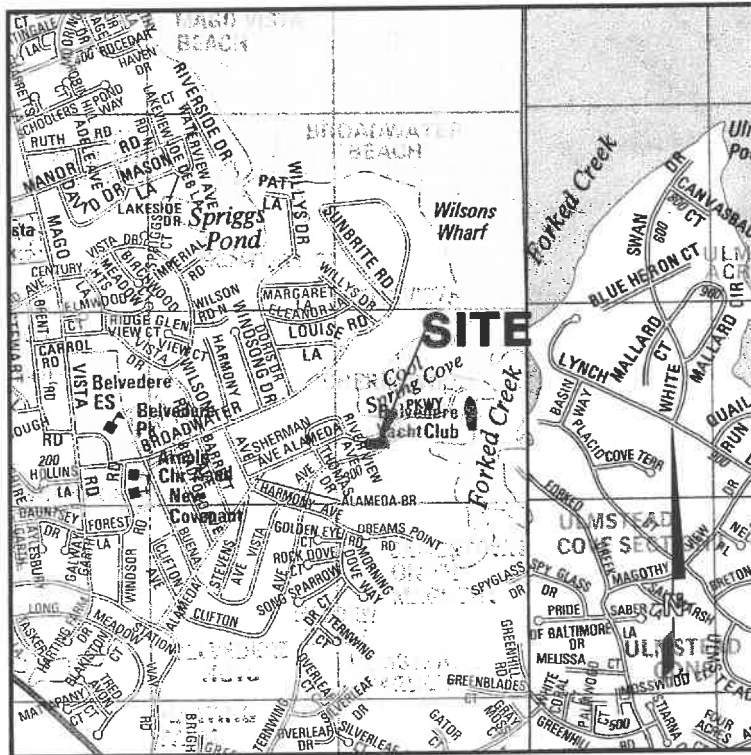
PLANS

A plan showing the site and its improvements is attached to this report.

ADDITIONAL INFORMATION

A Notification of Project Application for the Critical Area Commission is included in this package.

The fieldwork was conducted on December 1, 2023



VICINITY MAP

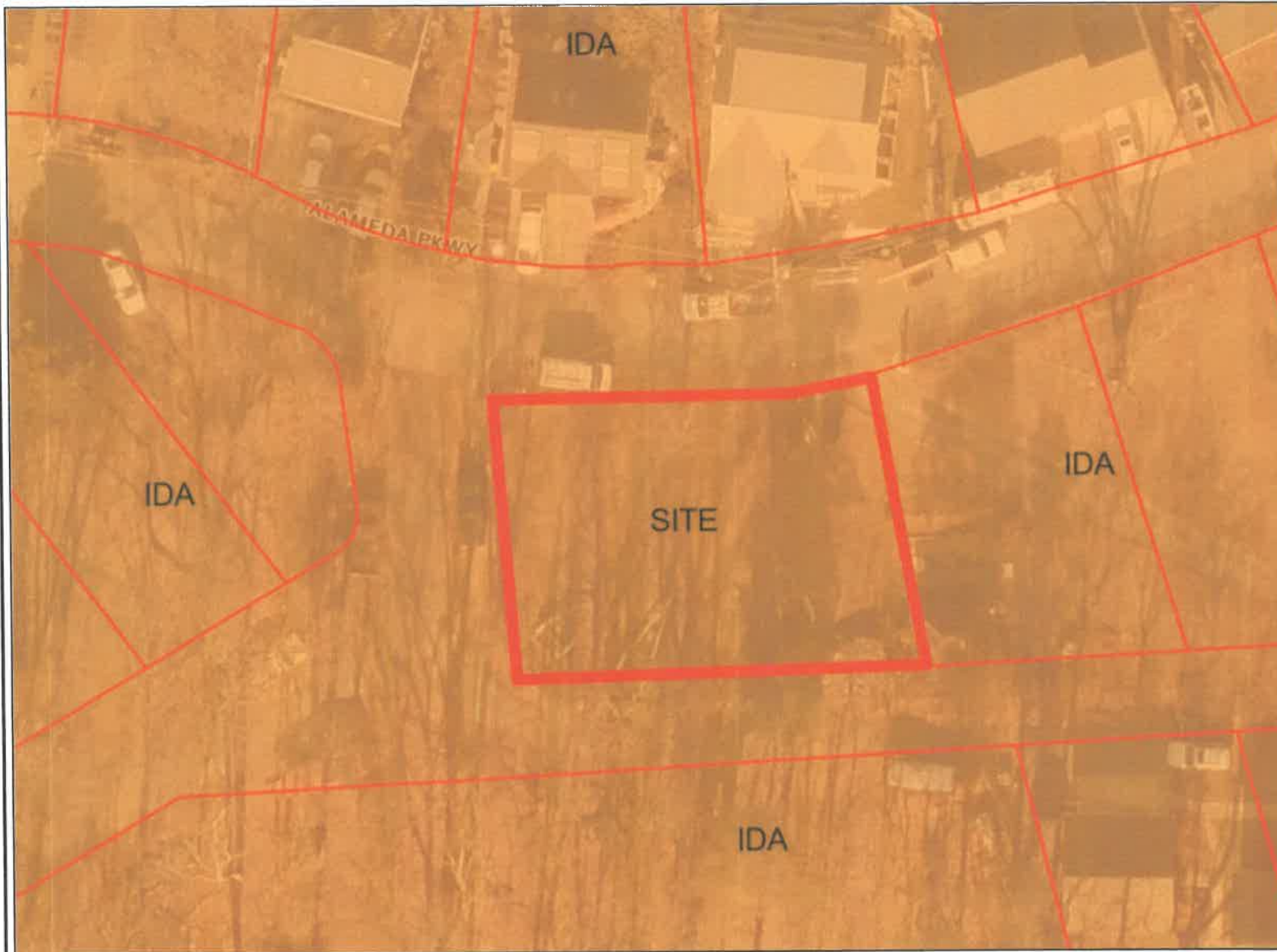
SCALE: 1" = 2,000'

ADC MAP: 15, GRID: K8

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Permitted Use Number 20811204

Map Title CRITICAL AREA MAP



Legend

Parcels



Critical Areas

- IDA - Intensely Developed Area (orange square)
- IDA - Intensely Developed Area (lighter orange square)
- LDA - Limited Development Area (yellow square)
- RCA - Resource Conservation Area (green square)

Labels

- State Road Label
- Interstate US Road Label
- Local Road Label
- Fire Police Label
- Streams Label

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Esri, NASA, NGA, USGS, FEMA



THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

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

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction: Anne Arundel County

Date: 12-14-2023

Tax Map #	Parcel #	Block #	Lot #	Section
32	427	24	47A	

FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
General Project Information

Tax ID: 3115-1307-3200

Project Name (site name, subdivision name, or other) BELVEDERE BEACH Lot 47A

Project location/Address 43 ALAMEDA PARKWAY, ARDLETT MD 21012

City ARDLETT Zip 21012

Local case number

Applicant: Last name KIRKENDALL First name DALE

Company

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 AACo Zoning Administration Section First name

Phone # 410-222-7437 Response from Commission Required By TBD

Fax # Hearing date TBD

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

NEW SINGLE FAMILY DWELLING

Intra-Family Transfer	Yes <input type="checkbox"/>	Growth Allocation	Yes <input type="checkbox"/>
Grandfathered Lot	<input checked="" 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		6131			5455
LDA Area		0			
RCA Area		0			
Total Area		6131			

of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees		923	Existing Lot Coverage		0
Created Forest/Woodland/Trees			New Lot Coverage		1766
Removed Forest/Woodland/Trees		923	Removed Lot Coverage		
			Total Lot Coverage		1766

VARIANCE INFORMATION (Check all that apply)

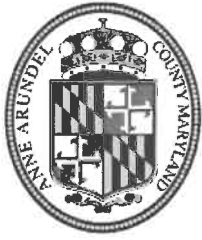
	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance			Buffer Forest Clearing		0
Non-Buffer Disturbance		5455	Mitigation		0

Variance Type

Buffer	<input type="checkbox"/>
Forest Clearing	<input type="checkbox"/>
HPA Impact	<input type="checkbox"/>
Lot Coverage	<input type="checkbox"/>
Expanded Buffer	<input type="checkbox"/>
Nontidal Wetlands	<input type="checkbox"/>
Setback	<input checked="" type="checkbox"/>
Steep Slopes	<input type="checkbox"/>
Other	<input type="checkbox"/>

Structure

Acc. Structure Addition	<input type="checkbox"/>
Barn	<input type="checkbox"/>
Deck	<input type="checkbox"/>
Dwelling	<input checked="" type="checkbox"/>
Dwelling Addition	<input type="checkbox"/>
Garage	<input type="checkbox"/>
Gazebo	<input type="checkbox"/>
Patio	<input type="checkbox"/>
Pool	<input type="checkbox"/>
Shed	<input type="checkbox"/>
Other	<input type="checkbox"/>



OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE MEETING

DATE OF MEETING December 2023

P&Z STAFF R. Konowal Hala Flores

APPLICANT/REPRESENTATIVE Matt Forgen EMAIL _____

SITE LOCATION Alameda Parkway LOT SIZE 6,131 ZONING R5

CA DESIGNATION IDA BMA ___ or BUFFER ___ APPLICATION TYPE Setback Variance

Variance to allow a two-story dwelling with less setbacks than required

Variance required to front lot line setback of 25 feet, 21 feet provided variance of 4 feet required

COMMENTS

Engineering – The siting and suitability of the shown drywells needs to be confirmed. No soil borings were submitted with the pre-file.

Zoning – Corner through lot is unique and does appear to create a practical difficulty. Site Plan with exception of SWM appears to be sufficient for variance submittal.

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.