

**FINDINGS AND RECOMMENDATION
OFFICE OF PLANNING AND ZONING
ANNE ARUNDEL COUNTY, MARYLAND**

APPLICANT: Robert Shapiro, Trustee

ASSESSMENT DISTRICT: 7

CASE NUMBER: 2023-0227-V

COUNCILMANIC DISTRICT: 7

HEARING DATE: March 26, 2024

PREPARED BY: Joan A. Jenkins
Planner II



REQUEST

The applicant is requesting a variance to perfect the installation of a barbed-wire fence in an R2 - Residential District that is not used in connection with farming on property located at 5146 Chalk Point Road in West River.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of 17.01 acres of land, more or less, and is located with 31 feet of frontage on the west side of Chalk Point Road, 425 feet south of Georges Lane. The property is identified as Lot 64R on Parcel 266, in Grid 20 on Tax Map 69 in the Bahama View subdivision.¹ The property has been split-zoned primarily R2 - Residential District with a portion of OS - Open Space District near the shoreline and surrounding a stream, and a small area of R1 - Residential District in the southwestern corner since the adoption of comprehensive rezoning for Seventh Council District October 7, 2011.

This is a waterfront property on Normans Creek within the Chesapeake Bay Critical Area designated as primarily RCA - Resource Conservation Area with some LDA - Limited Development Area near the established lots on the eastern side of the property. The site is not mapped within a buffer modification area.

The site is developed with a new dwelling and a three-car garage connected by a breezeway built in 2022. A permit was recently issued for a pier. The property is served by a private well and public sewer.

APPLICANTS' PROPOSAL

The applicant seeks this after-the-fact variance for a fence (2,201 linear feet) created with posts and four strands of barbed-wire primarily bordering the property lines.

¹ Bahama View subdivision recorded in [plat book 279, pages 29-30](#).

REQUESTED VARIANCES

§ 18-2-205(a)(2) of the Code allows barbed-wire fences in the RA, RLD, R1, and R2 Districts if used in connection with farming. The property is in the R2 District and is not used in connection with farming requiring a variance to this provision.

FINDINGS

This Office finds that the subject property is a large, 17 acre, irregularly-shaped property that is mostly wooded with a small waterfront area to the west, access to Chalk Point Road in two locations between existing lots to the east, and also has road frontage on Georges Lane to the north. The property is primarily zoned R2 - Residential District with some OS - Open Space area around a stream and the waterfront on the western side. An inconsequential area of R1 - Residential District is on the western side.

At the waterfront there is a neighboring waterfront lot that is a recreation area that is non-buildable and is for the use of the owners of the Bahama View subdivision of which the subject property is a part. The plat for the property (Bahama View Book 273 Pages 29-30) shows both tidal wetlands and non-tidal wetlands throughout the property. There is a 10-foot wide private pedestrian access easement from Georges Lane along Lot 44R (aka 967 Georges Lane) and dirt paths leading to the Recreation Area mentioned above. General Note 5 on the record plat includes a statement that “The private, 10-foot pedestrian access easement, shown on sheet 2 of 2, is not dedicated to public use”. Under Additional Notes regarding the Recreation Area #3 states that “Access to this parcel may only be gained by use of the 10-foot private pedestrian access easement shown hereon”. The applicant failed to show this easement in its entirety on the site plan. The fence in the corner of Georges Lane and Lot 45R restricts access to this easement as the site plan shows a continuous fence and does not indicate a gate to allow access. General Note #10 states that “Access to Lot 64R [the subject lot] shall be obtained only via the fee simple portion of the lot in the vicinity of the former Bertie Lee Lane”. This access is between 5144 and 5148 Chalk Point Road. However, the driveway for the single-family dwelling has been constructed between #5130 and #5134 and the fence has been constructed blocking the access between #5130 and #5134.

A review of the County aerial photo from 2023 with the ‘Fence’ layer turned on shows that fences are common around the lots to the east of the subject property along Chalk Point Road. (See attached exhibit) From a limited view using Pictometry, these fences appear to be board on board as shadows can be seen along the lot lines.

The property was the subject of a prior variance, case 2023-0065-V, which related to setbacks for a pier and pilings.

A permit was issued February 24, 2023 under B02414939 for “Install fence”. The proposed work on the paper application form in the permit file is described as “Install 2200 feet of post

and wire barrier fence around outside of property” with a handwritten note “5 feet High”.² The applicant failed to accurately describe the type of fence proposed. A gate has been constructed across the driveway, but a gate was not shown on the permit. There is an open violation case B-2023-320 from June 16, 2023 for barbed wire fence complaint. The initial inspection from July 5, 2023 notes that a fence has been installed with barbed-wire and that the inspector spoke with the owner and the contractor and informed both that a barbed-wire fence is not allowed on a residential property.

The applicant writes that his property has been used by neighboring properties to dump trash, including some bulk items, and brush. A goal for installing the fence was to establish the property lines and keep the property free from being used as a brush disposal area. The fence is also intended to provide security as the applicant travels often for work. Once extended travel times are completed the applicant intends to acquire wildlife (goats, chickens, etc.)³. The applicant writes that the fence would be a boundary to keep the wildlife within the limits of his property and safe. The letter opines that this is a rare situation in that the existing occupied properties will now have a large property that was historically vacant and wooded that is now being used.

The **Anne Arundel County Department of Health** has reviewed the well water supply system on the property and has determined that the proposal does not affect the well water supply system. The Health Department has no objection to the request.

The **Development Division (Critical Area Team)** commented that they have no objections to the variance requests as the proposed project meets all critical area requirements.

For the granting of a zoning variance, a determination must be made as to whether because of certain unique physical conditions peculiar to and inherent in the particular lot or 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. Variances should only be granted if in strict harmony with the spirit and intent of the zoning regulations and only in such a manner as to grant relief without substantial injury to the public health, safety and general welfare. The need sufficient to justify a variance must be substantial and urgent and not merely for the convenience of the applicant. This lot has no unique physical characteristics. The applicant has been able to develop the lot with a dwelling and can continue to develop the lot with fencing that is not barbed-wire without the need for a variance. Denial of the variance will not cause a hardship in the use of the land.

The applicant indicates that the fence will help with keeping wildlife within the limits of the property and with security. The fence ends do not connect to create an enclosure so wildlife would be able to leave the property and similarly people would be able to enter the property. [§18-4-104\(b\)\(6\)](#) requires all livestock to be kept within a fenced area, but the Code does not require barbed-wire and there are other fence types that can contain animals. Based on research a

² The permit was approved for 2,200 linear feet when the site plan for the permit and the variance show 2,201 linear feet.

³ The Code refers to goats as livestock.

barbed-wire fence does not appear to be ideal for keeping goats penned, certainly without injury should they attempt an escape. Goat tested fencing materials like woven wire, mesh, or chain link are better fence types for the containment of animals. A Google search for images of “wire barrier fence” and then digging deeper to “barrier system” shows primarily cable barriers without barbed wire, chain link, and mesh fencing in addition to barbed-wire. A five-foot fence will not keep chickens contained as they can fly higher than five feet. The fence that was built appears to be less than five feet high⁴ and although it could still be a deterrent to intruders or someone dumping on the property, a barbed-wire fence can easily be cut to allow entry and if not tall enough then junk and debris can be thrown over it.

Pictures below are from the County violation file B-2023-320



Barbed-wire fences are specifically called out in [§ 18-2-205](#) of the Code as being allowed in districts where farming is prevalent or are used in situations to prevent theft and vandalism at a community association property storage facility; in a nonresidential zone for security; or to prevent access to a potentially dangerous use, such as a public utility use, a construction site, a community or commercial swimming pool, or a storm water management sediment or erosion control pond. The property is not being used as any of the above and the applicant’s stated goal for installing the fence was to establish the property lines and keep the property free from being used as a brush disposal area, as well as to provide security as the applicant travels often for work. The applicant believes that this is a rare situation in that the existing occupied properties will now have a large property that was historically vacant and wooded that is now being used. This is not a rare situation and occurs when historically undeveloped lots get developed.

Approval of the variance would alter the essential character of the neighborhood as a barbed-wire fence is not the typical fence for a residential area. In addition, the barbed-wire fence as installed blocks access to the community recreation area. Approval of the variance could impair the use of neighboring properties where the fence is located at a common lot line. Granting relief to allow the applicant to keep a fence that was approved due to an inaccurate description of the proposed fence could be detrimental to neighbors in that a barbed-wire fence poses a danger to children and pets therefore, the variance could be detrimental to the public welfare.

⁴ Based on pictures in the violation file.

The requested variance is unwarranted and unnecessary. Any other type of fence, save an electrified fence, could be placed on this property without a variance to accommodate the applicant's reasons for needing a fence: defining the lot lines, security, and fencing of animals. And, finally when the applicant acquires livestock and needs barbed-wire fencing for farming, a new permit can be sought. Therefore, this application cannot be considered to be the minimum necessary to afford relief.

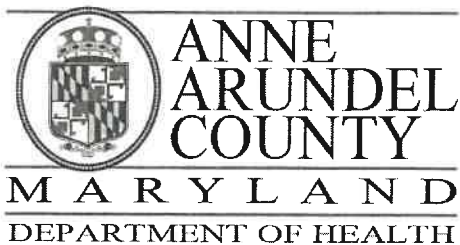
RECOMMENDATION

Based upon the standards set forth in § 18-16-305 of the Anne Arundel County Code under which a variance may be granted, this Office recommends *denial* of the variance to perfect the installation of a barbed-wire fence in the R2 - Residential District as shown on the attached site plan.

Should the Hearing Officer find that the variance can be approved to allow a barbed-wire fence in an R2-District not in conjunction with farming, this Office recommends the approval be conditioned on the applicant revising the building permit including the site plan and scope of work for the following:

- the correct length of fence,
- the addition of the gate located across the driveway,
- showing access to the 10-foot easement to the recreation area. If this access is via a gate then the gate must be accessible to all potential users, and
- requiring that the fence type be changed in locations with shared lot lines.

DISCLAIMER: This recommendation does not constitute a building permit. In order for the applicant(s) to construct the structure(s) as proposed, the applicant(s) shall apply for and obtain the necessary building permits and obtain any other approvals required to perform the work described herein. This includes but is not limited to verifying the legal status of the lot, resolving adequacy of public facilities, and demonstrating compliance with environmental site design criteria.



J. Howard Beard Health Services Building
3 Harry S. Truman Parkway
Annapolis, Maryland 21401
Phone: 410-222-7095 Fax: 410-222-7294
Maryland Relay (TTY): 711
www.aahealth.org

Tonii Gedin, RN, DNP
Health Officer

MEMORANDUM

TO: Sadé Medina, Zoning Applications
Planning and Zoning Department, MS-6301

FROM: Brian Chew, Program Manager
Bureau of Environmental Health

A handwritten signature in blue ink, appearing to be "BC", written over the printed name of Brian Chew.

DATE: January 26, 2024

RE: Robert Schapiro, Trustee
5146 Chalk Point Road
West River, MD 20778

NUMBER: 2023-0227-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a barbed-wire fence in an R2- Residential District that is not used in connection with farming.

The Health Department has reviewed the well water supply system for the above referenced property. The Health Department has determined that the proposed request does not adversely affect the well water supply system. The Health Department has no objection to the above referenced request.

If you have further questions or comments, please contact Brian Chew at 410-222-7413.

cc: Sterling Seay

PLANET NO. 4
 HOJ NO. 4
 PLAT NO. 3

COORDINATES	
STATION	COORDINATES
1	1000.00
2	1000.00
3	1000.00
4	1000.00
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THE SUBDIVISION OF LOTS 14, 20, 21, 22 OF
 ARTICLE 17 OF THE ASSOCIATED CHURCH OF MARYLAND, FIRST
 DIVISION (FILE, CASE NO. 100-1101, CASE OF
 CURRY CARDS) AS FAR AS THEY RELATE TO THE LAYING
 OF THIS MAP AND THE SETTING OF THE MARKERS, HAVE BEEN
 COMPLETED WITH
John C. Miller
 Md. State Development Corp.
William Nelson
 OWNER OF THE LAND SHOWN HEREON
J. R. McCrone, Jr.
 SURVEYOR'S CERTIFICATION

THE REQUIREMENTS OF THE KING GEORGE COUNTY HEALTH DEPARTMENT
 HAVE BEEN MET IN CONNECTION WITH THIS MAP.
W. M. French
 HEALTH OFFICER

BAHAMA VIEW

7TH DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

SCALE: 1" = 60' DATE: APRIL, 1952

J. R. MCCRONE, JR.
ANNAPOLIS, MARYLAND

1108
Filed April 30, 1952

OWNERS' DEDICATION

The undersigned, being all owners of the property shown and described on this record plat, do hereby dedicate to the public the minimum building restriction lines and delineates all public roads, widening strips, floodplains, easements and rights of way to public use, such lands to be deemed to Anne Arundel County, Maryland or the State, as may be appropriate, prior to or contemporaneous with the recording of this plat.

To the best of our knowledge, information and belief, the requirements of Section 3-106 of the Real Property Article of the State Code concerning the making of a plat and setting of markers have been satisfied. The rights of the parties to the property included in this record plat, other than the following, are unrecorded: the contract of sale dated 12/16/02, with addendums, by and between MacDien Development, Inc. and Arundel Builders, Inc. All parties in interest thereto have hereunto affixed their signatures and seals on this record plat.

MacDien Development, Inc.

Witness: [Signature] Date: 8/30/05

We assent to and do hereby join in this record plat.

Contract Purchaser: Arundel Builders, Inc.

Witness: [Signature] Date: 8-30-05

SURVEYOR'S CERTIFICATE

I certify that this record plat is correct, that it is a subdivision of part of the lands conveyed by Berlie Lee Schwartz, et al. to MacDien Development, Inc. by deed dated March 12, 1952 and recorded among the land records of Anne Arundel County, Maryland, in Liber 070 at folio 428, and that the requirements of Section 3-106 of the Real Property Article of the State Code, concerning the making of a plat and setting markers, have been satisfied.

8-25-05 Date [Signature]

John A. Campbell Md. Prof. Land Surveyor No. 11013 PO Box 157 Deale, MD 20751



JOHN A. CAMPBELL Land Surveying, Planning, Permits 5762 Swamp Circle Road PO Box 157 Deale, MD 20751-0157 410-867-2795 Fax: 410-867-1395 e-mail: john@campbell.com

File: 2928 Plat 1.pcs Acct. No.: 2928

WAIVER NOTE

Waiver # 8778 to Article 26, Section 1-105(b), Developer's Interest Criteria, was granted by the Office of Planning and Zoning by letter dated August 6, 2003.

STORMWATER MANAGEMENT NOTE:

Stormwater Management will be addressed in accordance with Article 21 at the time of Grading Permit.

ALLOCATION NOTE:

Approval of this plat does not guarantee an allocation of sewer capacity. The availability of sewer capacity as well as road, utility or storm drainage requirements will be addressed and must be met, as required, prior to the issuance of a building permit.

APPROVED: Public Sewer and Private, Individual Well

Health Officer [Signature] Date: 9/1/05

APPROVED: [Signature] Date: 10/26/05

BAHAMA VIEW

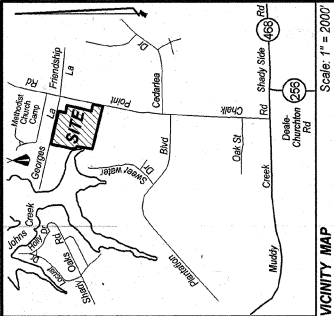
SUBDIVISION NO. 04-035 PROJECT NO. 04-074 Lots 13 Thru 41 and 46 Thru 64 and Platted Roads

Plat Book 23 Page 27 Tax Map 69 Block 20 Parcel 266 Seventh District Anne Arundel Co., Md. 20778 Scale: As Shown June, 2005 Sheet 1 of 2

M&A 55u 1235 8831-1

2005 NOV - 1 A 10:13

ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, M) Plat 14205-14206; Plat Book 273, pp. 29-30, M&A 51255-8831, Date available 2005/11/01, Printed 03/12/2024.



Scale: 1" = 200'

Table with 3 columns: ID, Bearing, Distance. Rows L101 to L109.

Table with 3 columns: ID, Bearing, Distance. Rows L71 to L91.

Table with 3 columns: ID, Bearing, Distance. Rows L48 to L68.

Table with 3 columns: ID, Bearing, Distance. Rows L34 to L46.

Table with 3 columns: ID, Bearing, Distance. Rows L184 to L190.

Table with 3 columns: ID, Bearing, Distance. Rows L133 to L163.

Table with 3 columns: ID, Bearing, Distance. Rows L103 to L132.

GENERAL NOTES

- 1. Purpose of this plat is to revise existing lot lines by resubdivision review process in conformance with Waiver # 8778 to Developer's interest criteria.
2. This site is located entirely within the RCA and LDA designations of the Chesapeake Bay Critical Area and will be subject to all Critical Area requirements in effect at the time of building and/or grading permits for all lots.
3. The proposed plat, easement and bond will be required as a condition of the issuance of building and/or grading permits for all lots.
4. This site was previously recorded in Plat Book 23 at Page 27 as Plat No. 1108 and is subject to all previous applicable plat notes.
5. The following items, mentioned in the Owner's Declaration on this sheet, are not shown nor are being created by this plat. Streets, alleys, walkways, other easements and other public utility lines are shown on this sheet. The FEMA coastal flood plain shown on Sheet 2 of 2 is not dedicated to public use but is affected by other regulations (See Note # 6, below). The private, 10-foot pedestrian access easement, shown on sheet of 2, is not dedicated to public use.
6. Coastal Flood Plain and High Hazard Statement: Lot 64R is affected by a coastal flood plain and FEMA coastal high hazard area as established by the FEMA Flood Insurance Rate Map (FEMA Flood Insurance Rate Map 24006-58C, Effective date: 3/29/03) outside the limits of State and Federal wetland jurisdiction, as determined under CENAB-05-RWN (MACDIEN DEVELOPMENT/BAHAMA VIEW/WD) 04-61933-20 dated July 21, 2004, on file with the Office of Planning and Zoning.
9. There shall be no further subdivision of Lot 64R.
10. Access to Lot 64R shall be obtained only via the fee simple portion of the lot in the vicinity of the former Berlie Lee Lane.
11. The Recreation Area shown herein is for the exclusive use of the owners of the lots in the Bahama View Subdivision. This area was labeled "Reserved Area" on Plat Book 23/27 and is not included in this subdivision. The recreation area has been conveyed by MacDien Development, Inc. to Bahama View Community Association, Inc. by deed dated May 25, 2005 and intended to be recorded among the land records of Anne Arundel County, Md.
12. OSD and Recreation FEES in the Amount of \$450.00 WERE PAID ON 10/10/05 ON CR# G15-9999.

AREA TABULATIONS

Table with 2 columns: Description, Area. Rows include Widening Strips (797,227 sq ft), Georges Lane (5641 sq ft), Oak Park Road (9019 sq ft), Lot 13R (23,177 sq ft), Lot 14R (23,498 sq ft), Lot 64R (590,334 sq ft), Total (740,888 sq ft), Average Lot Size (262,524 sq ft), Recreation Area (Former Reserved Parcel) (1,000 sq ft).

ZONING SETBACKS

Table with 2 columns: Zoning, Setbacks. Rows include Zoning - R2 (Front - 30', Corner - 20', Rear - 25', Side - 7', 20' Combined), Zoning - OS (No structures allowed).

SHORELINE	Bearing	Distance
L1	S 78° 12' 24" E	24.32
L2	S 87° 17' 49" E	19.49
L3	S 37° 47' 32" W	31.40
L4	S 36° 02' 32" W	24.20
L5	S 5° 13' 54" E	43.17
L6	S 17° 46' 35" E	43.17
L7	S 37° 42' 36" E	43.17
L8	S 20° 04' 00" W	30.04
L9	N 20° 04' 00" W	30.04
L10	N 18° 06' 40" W	14.96
L11	N 2° 22' 37" E	30.73
L12	N 45° 07' 30" E	28.73
L13	N 20° 07' 36" W	25.07
L14	N 20° 07' 36" W	25.07
L15	N 20° 07' 36" W	25.07
L16	N 20° 07' 36" W	25.07
L17	N 11° 07' 20" E	71.21
L18	N 23° 28' 58" W	57.82
L19	N 23° 28' 58" W	28.73
L20	N 23° 28' 58" W	28.73
L21	N 23° 28' 58" W	28.73
L22	N 39° 18' 19" E	67.87
L23	N 35° 46' 13" E	61.60
L24	N 48° 43' 44" E	49.01
L25	N 64° 51' 12" E	9.10
L26	N 12° 03' 41" E	3.45
L27	N 12° 03' 41" E	3.45
L28	S 57° 46' 57" W	24.26
L29	S 54° 20' 27" W	49.07
L30	S 54° 20' 27" W	44.01
L31	S 42° 17' 47" W	53.44
L32	S 36° 37' 47" W	44.48
L33	S 77° 36' 24" W	9.28

Additional Notes:
 1. All measurements made to and along the shoreline of Normans Creek were made on March 30, 1997 and are subject to change due to natural causes. They may or may not represent the actual location of the limit of tide.
 2. The zoning lines, shown hereon, are for informational purposes only. They are not to be used for any other purpose.
 3. The Recreation Area, shown hereon, is for the exclusive use of the owners of the lots in the Bahama View Subdivision. This area was labeled "Reserved Area" on Plat Book 2327 and is not buildable. The existing pier and walk may be repaired as necessary. Access to this parcel may only be gained by use of the 10-foot wide pedestrian access easement shown hereon.

- LEGEND**
- Iron Pipe Found (IPF)
 - Property Marker, Set (PMS)
 - Concrete Monument Set (CMS)
 - Street Address
 - ⑤150

John A. Campbell
 Md. Reg. Professional Land Surveyor # 11013
 Date: 8-25-05

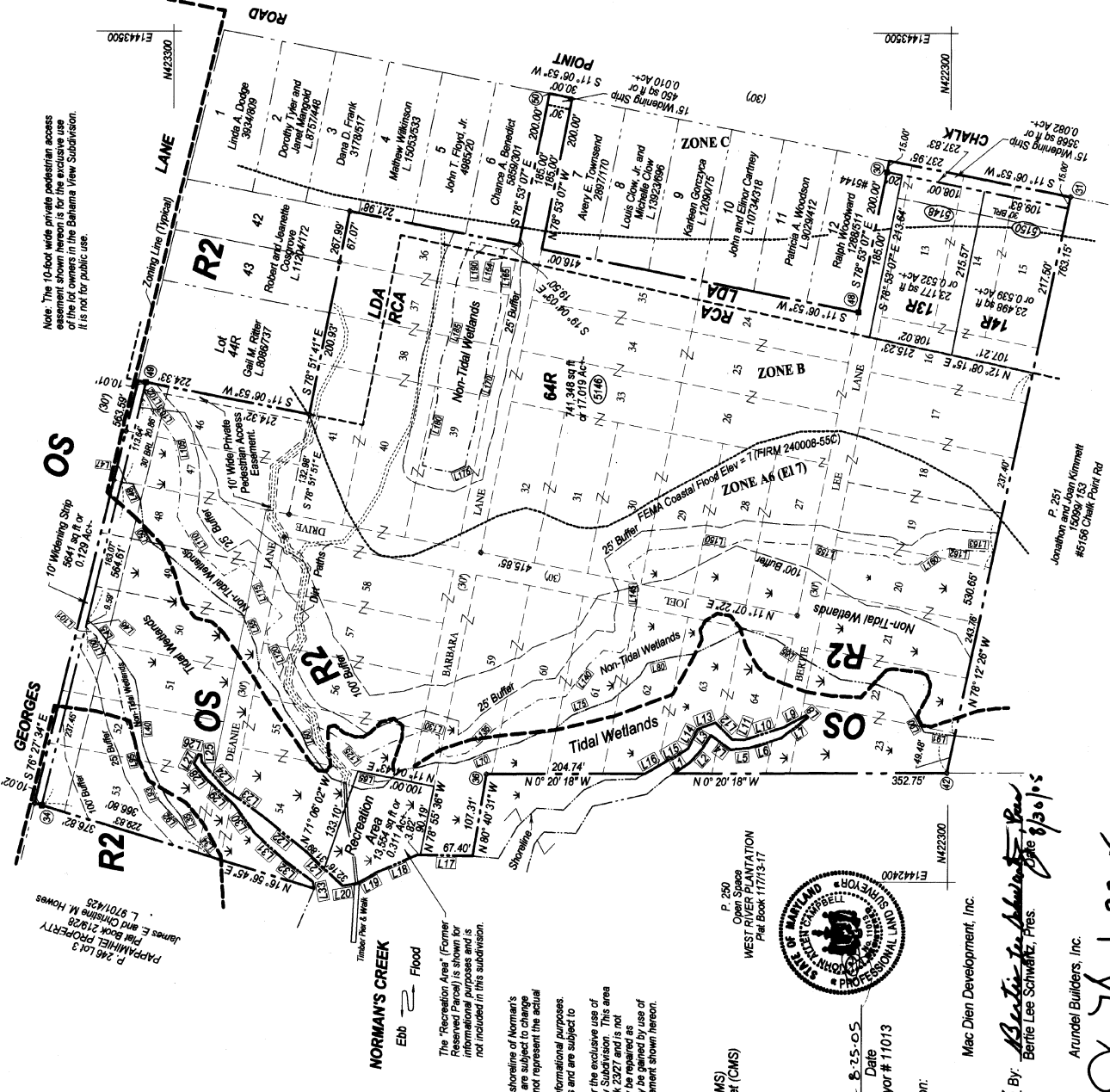
Mac Dien Development, Inc.
 Contract Purchaser:
 Date: 8-30-05

Witness: Jerry Harris, P.E.
 Date: 8-30-05

Witness: Berrie Lee Schwartz, Pres.
 Date: 8-30-05

Arundel Builders, Inc.
 Date: 8-30-05

JOHN A. CAMPBELL
 Land Surveying, Planning, Permits
 5762 Summit, Clark's Road
 PO Box 157, Dumbarton, MD 20751-0157
 410-867-2795, Fax: 410-867-7395
 e-mail: john@jcampbell.com



Note: The 10-foot wide private pedestrian access easement of the lot owners in the Bahama View Subdivision. It is not for public use.

Note: The Recreation Area (Former Reserved Parcel) is shown for informational purposes and is not included in this subdivision.

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IMPERVIOUS COVERAGE LIMITS

*Total Area Lots: 625,379 sq ft x 15% = 93,807 sq ft

Lot 13R: 23,177 sq ft x 25% = 5794 sq ft

Lot 14R: 23,488 sq ft x 25% = 5872 sq ft

Lot 64R: 93,807 sq ft - 5794 sq ft - 5872 sq ft = 82,139 sq ft

*Note: Article 28, Title 1A, Section 1A-105(b)(3) allows 25% impervious coverage for Lots 13R and 14R but limits total impervious for the subdivision (Lots 13R, 14R and 64R) to 15%. The area within tidal wetlands has been removed from the total lot area used for impervious coverage computations.

AREA TABULATIONS

Total Area	797,227 sq ft or 18,302 Ac-
Wetland Shrips	5541 sq ft or 0.128 Ac-
Chalk Point Road	4018 sq ft or 0.092 Ac-
Lot 13R (R2)	23,177 sq ft or 0.532 Ac-
Lot 14R (R2)	23,488 sq ft or 0.539 Ac-
Lot 64R (R2)	590,564 sq ft or 13,557 Ac-
(Total)	150,334 sq ft or 3,451 Ac-
(Total)	740,898 sq ft or 17,009 Ac-

Average Lot Size: 282,524 sq ft or 6.027 Ac-

The "Recreation Area" (Former Reserved Parcel) is shown for informational purposes and is not included in this subdivision.

ZONING SETBACKS

Zoning - R2

Setbacks:
 Front - 30'; Corner - 20'

Rear - 25'

Side - 7'; 20' Combined

Zoning - OS (No structures allowed)

*Resubdivision Of
 Lots 13 Thru 41 and 46 Thru 64
 and Platted Roads

BAHAMA VIEW

SUBDIVISION NO. 04-035 PROJECT NO. 04-074

Plat Book 23 Page 27

Tax Map 69 Block 20 Parcel 286

Seventh District, Anne Arundel Co., Md. 20778

Scale: 1" = 100' June, 2005

Sheet 2 of 2

APPROVED: Public Sewer and Private, Individual Well
 Health Officer: *[Signature]* Date: 9/7/05
 APPROVED: *[Signature]* Date: 10/20/05
 Planning and Zoning Officer

NOTE:
 See Sheet 1 of 2 for Owners' Dedication, Surveyor's Certificate and other applicable notes.



BUILDING ADDRESS
5146 CHALK POINT RD
WEST RIVER 20778

TAX ACC NBR: **705102912053**

SUBDIVISION: **BAHAMA VIEW**

TAX MAP: **69**

BLOCK: **20** LOTS: **64R**

PARCEL: **0266** SECTION:

BLOCK (ST): AREA: **17.01**

DEED:

PROP DESC:

APPLICANT: **Jeremy Verhoef**

TENANT:

LOCATION:

===== CONTRACTOR =====

ALL AROUND FENCE LLC
8130 VENTNOR RD
PASADENA, MD 21122

RESTRICTION: **HIC**

COUNTY LICENSE: **HIC097820**

STATE LICENSE:

LICENSEE:

PHONE: **(443) 838-9374**

===== OWNER =====

SCHAPIRO ROBERT TRUSTEE
7028 W WATERS AVE UNIT 103

PHONE:

Application Date: 2023-02-01

Issue Date: 2023-02-24

B02414939

2664 Riva Road
 Annapolis,
 MD 21401

BUILDING PERMIT

TYPE **RESIDENTIAL ACCESSORY STRUCTURE (DETACHED GARAGE/CARPORT, SHED, POOL, GAZEBO)**

IMPROVEMENT TYPE

PROPOSED WORK **INSTALL FENCE**

===== FLOOD ZONE =====

FLOODPLAIN **YES**

ZONE

ELEV

FLOOD MAP **PARTIAL**

===== CONSTRUCTION DETAILS =====

AREA	LEN	WIDTH	HT
2ND FLOOR			
BARN			
BULKHEAD			
DECK			
DET. GARAGE			
FENCE	2200	0	5
GAZEBO			
HOT TUB			
OTHER			
PIER			
POOL			
PH/STUDIO/WKSHOP			
PORCH			
RETAINING WALL			
REVETMENT			
SHED			
HT. PRINCIPLE STR.			
TOTAL AREA SQ. FT			

===== PROPERTY DETAILS =====

ZONING **MULTIPLE**

CORNER LOT **NO**

WATER FRONT LOT **YES**

CRITICAL AREA DESIGNATION **MULTIPLE**

BOG AREA **NO**

STORMWATER MGMT

===== SETBACKS =====

PRINC ACCY

FRONT

REAR

SIDE (MIN)

SIDE (COMB)

SIDE ST

MAJ ARTERY

===== UTILITY DETAILS =====

SEWAGE DISPOSAL TYPE **PUBLIC**

WATER SUPPLY TYPE **WELL**

P.W. AGREEMENT NBR

UTILITY AGREEMENT NBR

A PERMIT UNDER WHICH NO INSPECTION HAS BEEN REQUESTED WITHIN ONE YEAR AFTER ISSUANCE SHALL EXPIRE. A PERMIT UNDER WHICH WORK COMMENCES WITHIN ONE YEAR SHALL BE CONSIDERED VALID IF CONSTRUCTION IS CONTINUOUS AND AT LEAST 33% IS COMPLETED EACH CONSECUTIVE YEAR FROM DATE OF ISSUANCE. INSPECTIONS ARE REQUIRED FOR FOOTING TRENCHES, FOUNDATION (WATERPROOFING-DRAIN TILE-BACKFILL), FRAMING, INSULATION AND FINAL. 24 HOUR NOTICE IS REQUIRED FOR ALL INSPECTION REQUESTS.

IF A CERTIFICATE OF OCCUPANCY IS REQUIRED TO BE ISSUED BY THE BUILDING OFFICIAL, ALL REQUIRED BUILDING, TRADE, HEALTH AND FIRE (if required) INSPECTIONS MUST BE MADE AND APPROVED PRIOR TO ISSUANCE.

NOTE: SEPARATE ELECTRICAL, MECHANICAL, AND PLUMBING PERMITS MAY BE REQUIRED.

Director of Inspections and Permits

Application Date: **2023-02-01**

Issue Date: **2/24/2023**

BUILDING PERMIT NUMBER

B02414939



2710

Building Permit Application

Permit Center
2664 Riva Road
Annapolis MD 21401

WIP

Permit Number B02414939		Fee 140⁰⁰	
Date 02/01/2023	Tax Acct # 7051- 0291 - 2053 ✓	Perc #	
Site Address 5146 Chalk Point Road		Map 69	Block
		Parcel 266	Lot(s) 64R
City West River		State MD	Zip 20778
Subdivision			
Suite #	Tenant Name	Tenant Location	
Property Owner Information		Contractor's Information	
Company Name		Lic Type & # MHIC 97820	Company Name All Around Fence
Name Robert Shapiro ✓		Name Jeremy Verhoef	
Mailing Address 5146 Chalk Point Road		Mailing Address 8130 Ventnor Road	
City West River	State MD	Zip 20778	City Pasadena
			State MD
			Zip 21122
Telephone 301-717-5455		Telephone 443-623-3299	
Email rmschapiro@gmail.com		Email info@allaroundfenceanddecks.com	
Applicant Information		Engineer Information	
Company Name All Around Fence		Company Name	
Name Jeremy Verhoef		Name	
Mailing Address 8130 Ventnor Road		Mailing Address	
City Pasadena	State MD	Zip 21122	City
			State
			Zip
Telephone 443-623-3299		Telephone	
Email info@allaroundfenceanddecks.com		Email	
Architect Information		Permit Type-Check One	
Company Name		<input checked="" type="checkbox"/> New	
Name		<input type="checkbox"/> Sprinklers	
Mailing Address		<input type="checkbox"/> Addition	
City	State	Zip	<input type="checkbox"/> Accessory Structure- indicate heights of:
			Principal 5 ft in
Telephone		<input type="checkbox"/> Alteration/Repairs	
Email		<input type="checkbox"/> Sign	
		Accessory _____ ft _____ in	
Is this permit application to resolve a violation?			
<input type="checkbox"/> Yes		<input checked="" type="checkbox"/> No	
Describe Proposed Work: Install 2200' of post and wire barrier fence around outside of property. 3' High			

CA
WF

E-2023-41

Residential Building Permit Application Details

Property Details				Construction Details					
Corner Lot	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Public Water	<input type="checkbox"/>	Width	<input checked="" type="checkbox"/>	Length	Total Sq. Ft.	
Waterfront	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Public Sewer	<input type="checkbox"/>	Unfinished Basement	<input checked="" type="checkbox"/>			
Critical Area	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Well	<input type="checkbox"/>	Finished Basement	<input checked="" type="checkbox"/>			
Bog Area	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Septic	<input type="checkbox"/>	1st Floor	<input checked="" type="checkbox"/>			
ADC Map			Mayo System	<input type="checkbox"/>	2nd Floor	<input checked="" type="checkbox"/>			
Zoning Classification					3rd Floor	<input checked="" type="checkbox"/>			
Name of Waterway					Garage/Carport	<input checked="" type="checkbox"/>			
Building Characteristics									
Bldg Height:	Existing	Proposed			Porch	<input checked="" type="checkbox"/>			
Number of Stories					Deck	<input checked="" type="checkbox"/>			
Number of Bedrooms					Shed	<input checked="" type="checkbox"/>			
Number of Baths					Other				
Smoke Detectors					Total Square Footage				
Carbon Monoxide Detectors					Total Finished Area- per ANSI Z765-2003				
Fireplace					Cost of Work		\$ 20000		
Heating Fuel Type/AC					Grading Permit #		GD2018408		
				Proposed Work to Include (check all that apply):					
				Sprinklers		<input type="checkbox"/> Yes	<input type="checkbox"/> No	Plumbing	
				Electric		<input type="checkbox"/> Yes	<input type="checkbox"/> No	Heating/AC	
						<input type="checkbox"/> Yes	<input type="checkbox"/> No		

Commercial Building Permit Application Details

Use Group	Heating Fuel
Construction Type	Number of Stories
Existing Use	Building Height: Existing _____ Proposed _____
Proposed Use	Number of Fire Alarms
Number of Elevators	Total Square Footage
Number of Standpipes	Sprinklered Area Square Footage
Smoke Detectors	

The applicant hereby certifies as follows: 1) that he/she is authorized to make this application; 2) that all information provided by the applicant, whether on an original application or on an application for a revision, is true and correct, including all information on any attachments hereto; 3) that, on an application for revision and all attachments thereto, he/she has brought to the attention of the Permit Center all changes being made from the original application and attachments thereto by highlighting those changes on this form and the attachments; 4) that he/she will comply with all regulations of Anne Arundel County which are applicable hereto; 5) that he/she will perform no work on the above property not specifically described in this application; 6) that he/she grants County officials the right to enter onto the property for the purpose of inspecting the work permitted and posting notices.

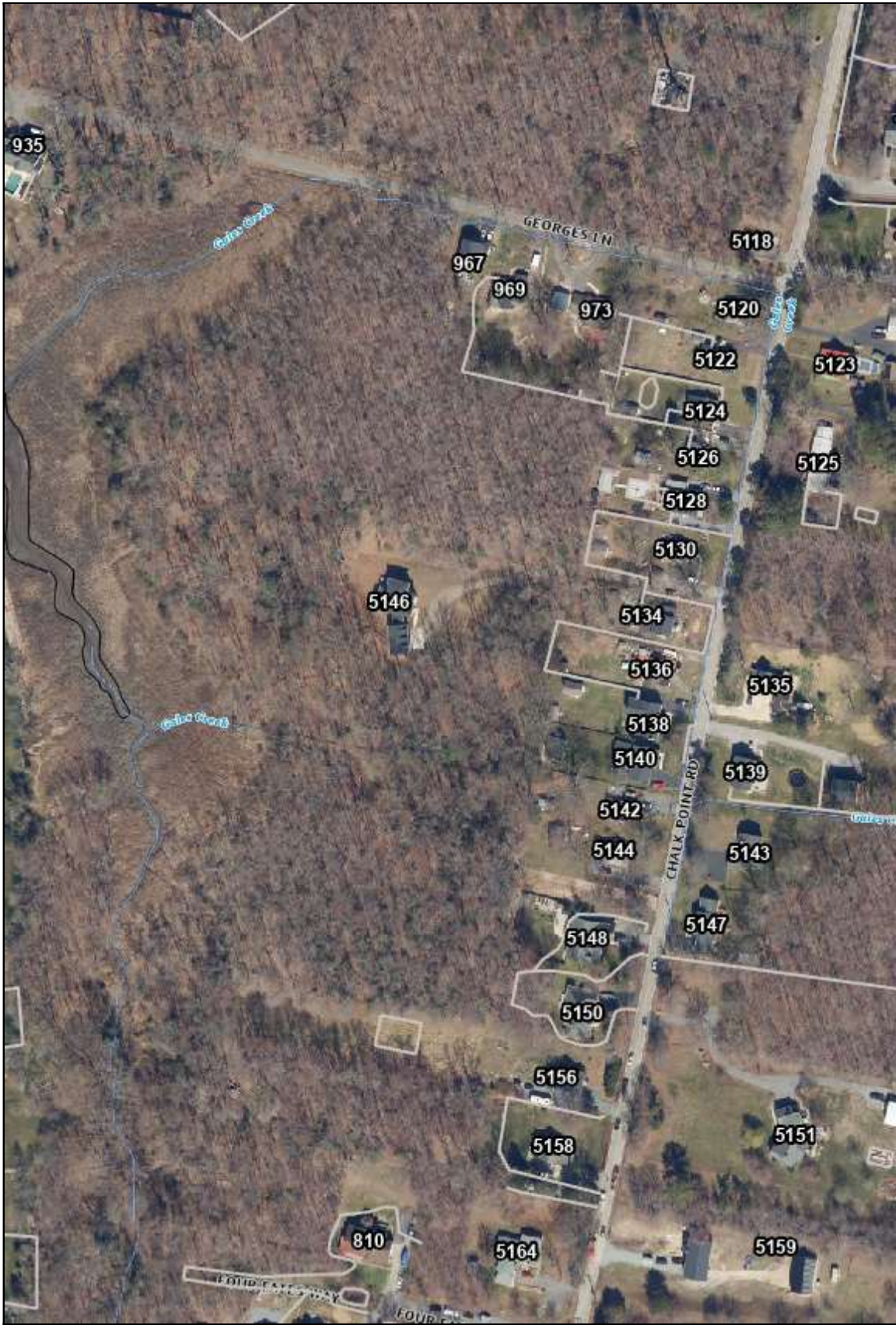
Signed 
 Owner/Agent

Date: 02/01/2023

Print Name: Jeremy Verhoef

Clear Form

Many subdivisions and neighborhoods within Anne Arundel County have private deed restrictions or covenants regulating building construction. Anne Arundel County staff will not determine whether or not the work covered by a permit satisfies these covenants. Obtaining a building permit does not relieve the homeowner of his responsibility for determining the nature of applicable covenants and private deed restrictions and complying with covenants. It is recommended that the Land Records Office of the Anne Arundel County Clerk of the Court's office be checked to determine whether or not covenants or restrictions exist that regulate the proposed work. You may also wish to check with your Civic or Homeowner's Association to see if other restrictions apply.



Legend

Foundation
 Addressing



Parcels - Annapolis City



Structure

County Structure



0 250 500 ft



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 Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
 DO NOT USE FOR NAVIGATION.

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Notes