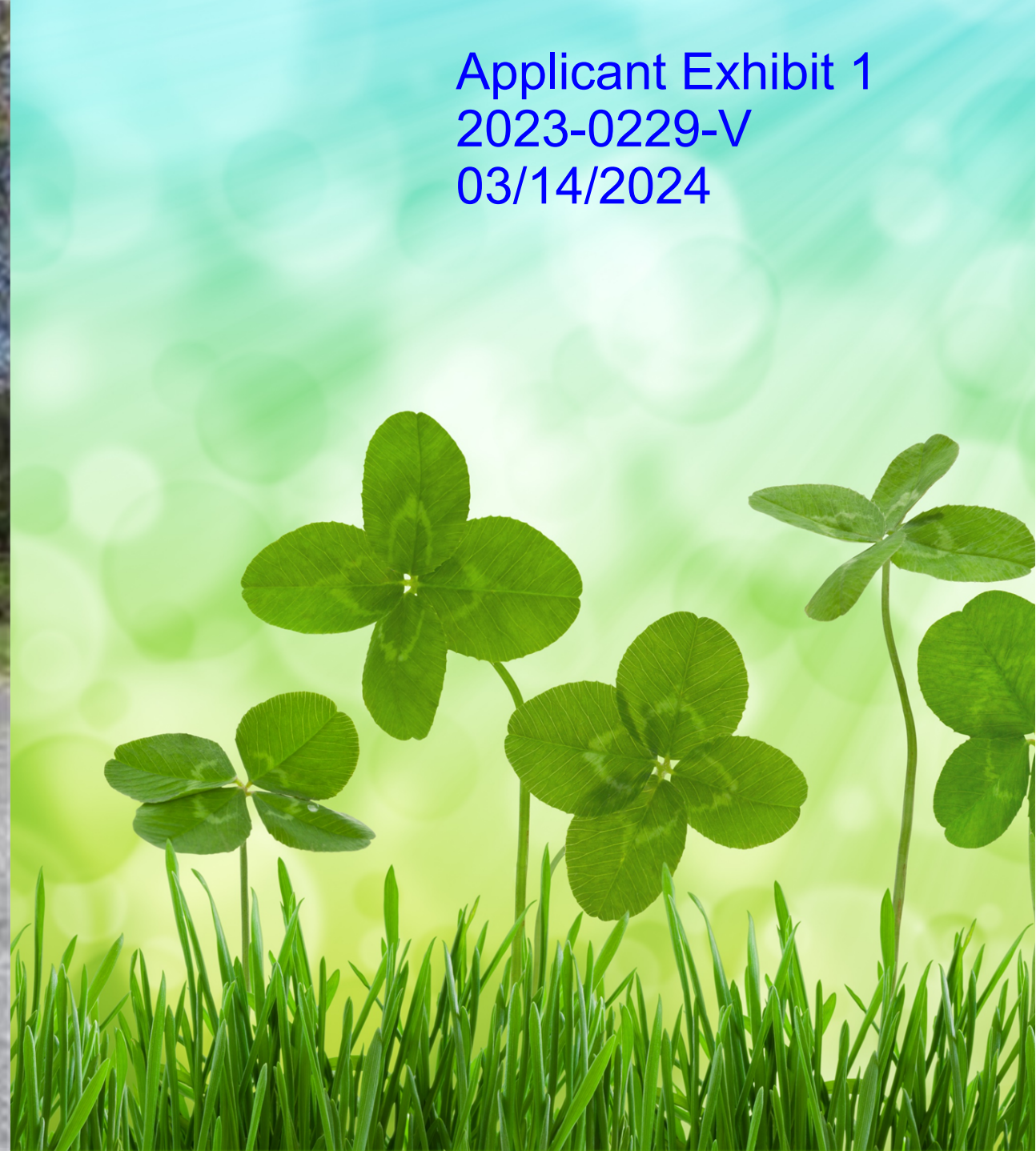


Applicant Exhibit 1
2023-0229-V
03/14/2024

*8521 BRAUN AVE
SEVERN MD*

VARIANCE HEARING –
MARCH 14, 2024





ENGINEERS, PLANNERS & SURVEYORS
53 OLD SOLOMONS ISLAND ROAD * SUITE I *
ANNAPOLIS, MD 21401
phone: 410-266-1160 * email:terrain@comcast.com;
Roy@terrainmd.com; Trish@terrainmd.com
PRESENTED BY: ROY C. LITTLE, P.E.

<u>Special Tax Recapture:</u>	None		
<u>Account Identifier:</u>	District - 04 Subdivision - 000 Account Number - 90069853		
	Owner Information		
<u>Owner Name:</u>	EUBANK TIMOTHY ALEXANDER EUBANK TIIMOTHY RAY	<u>Use:</u> <u>Principal Residence:</u>	RESIDENTIAL NO
<u>Mailing Address:</u>	5346 BRIAR OAK CT ELLCOTT CITY MD 21043-	<u>Deed Reference:</u>	/39459/ 00274
	Location & Structure Information		
<u>Premises Address:</u>	8521 BRAUNS AVE SEVERN 21144-0000	<u>Legal Description:</u>	2.56 ACRES RES PAR 8521 BRAUNS AVE SEVERN

December 5, 2023

Planning and Zoning
Zoning Division
2664 Riva Rd. 3rd Floor
Annapolis, MD 21401

Re: 8251 Brauns Ave.
Severn, MD 21144
T.A. 0400-90069853

To Whom It May Concern:

In order to recognize the Site Development as proposed, a Variance to Allow Existing Structures to Remain in a Front Yard will be necessary.

The Site is zoned R1 and therefore Minimum Setbacks for Accessory Structures are, front – 50ft., rear and side – 15ft. There are two (2) Existing Accessory Structures located on the Lot which will be considered the front yard. In accordance with Article 18-2-204(b), an Accessory Structure is not permitted in the Front Yard of a Non-Waterfront Lot.

The two (2) Existing Structures are an Existing Garage, to remain which has a front setback of 101.9 ft. and a side setback of 44 ft. The second structure is an Existing Storage Building with a front setback of 136.6 ft. and a side setback of 25.7 ft. Both structures meet the Required Setbacks of 50 ft. Front and 15 ft. Side for an Accessory Structure, except that they are located in the front yard due to house placement.

When reviewing the Development Plan, you will note that the proposed house is located to the rear of the Lot. Site Planning Alternatives were considered, however, due to the Existing Floodplain Area in the northwest corner of the Site and the Septic System in the northeast corner of the Site, the proposed house could not be constructed in the remaining confined area. There were five (5) Perc Tests completed. Numbers 1 and 4 were considered Failed Tests and required a 25ft. setback. Perc Number 5 required a Mound System which was not practical for the Site due to the proximity of failed Perc Number 4 and the Existing Garage to be removed. Therefore, the area to the rear of the Storage Building was most suitable to place a new structure. (See attached Health Department Results.)

In accordance with Article 18-16-305; Variances:

The Site meets the requirements for Zoning Variances because Practical Difficulties and Hardships are created as follows:

1. The Site exhibits unique physical conditions because the structures are existing and useful. As previously stated, the house has been located in the most practical location on the Site which is behind the existing structures.
2. An unnecessary hardship exists because the buildings are existing, are in excellent condition and are purposeful.

Requirements for all Variances:


1. The Variance is the minimum necessary to avoid relief due to the location of two (2) existing structures.
2. The granting of a Variance will not:
 - (i). Alter the essential character of the neighborhood as the referenced structures are existing and the Site Planning maintains the character of the neighborhood.
 - (ii). The adjacent property to the left when viewed from Brauns Ave remains largely

- (iii). undeveloped and will not be impacted because the structures which are the subject of this Variance Request are existing. The property to the right is developed and will not be impacted because it currently exists and with the structures on the adjacent Lots. The development is not located in the Critical Area and is exempt from Forest Conservation Requirements because clearing is less than 20,000 SF. Clearing for this project has been minimized and is less than 20%.
- (iv). The Site is not located in a Bog Protection Area or Critical Area Designation.
- (v). The Site is being developed in accordance with County Regulations and will not be detrimental to Public Welfare.

The requested Variance allows orderly development of the Site and will not detrimental to surrounding properties. Therefore, we believe support of this Request is consistent with County Policy.

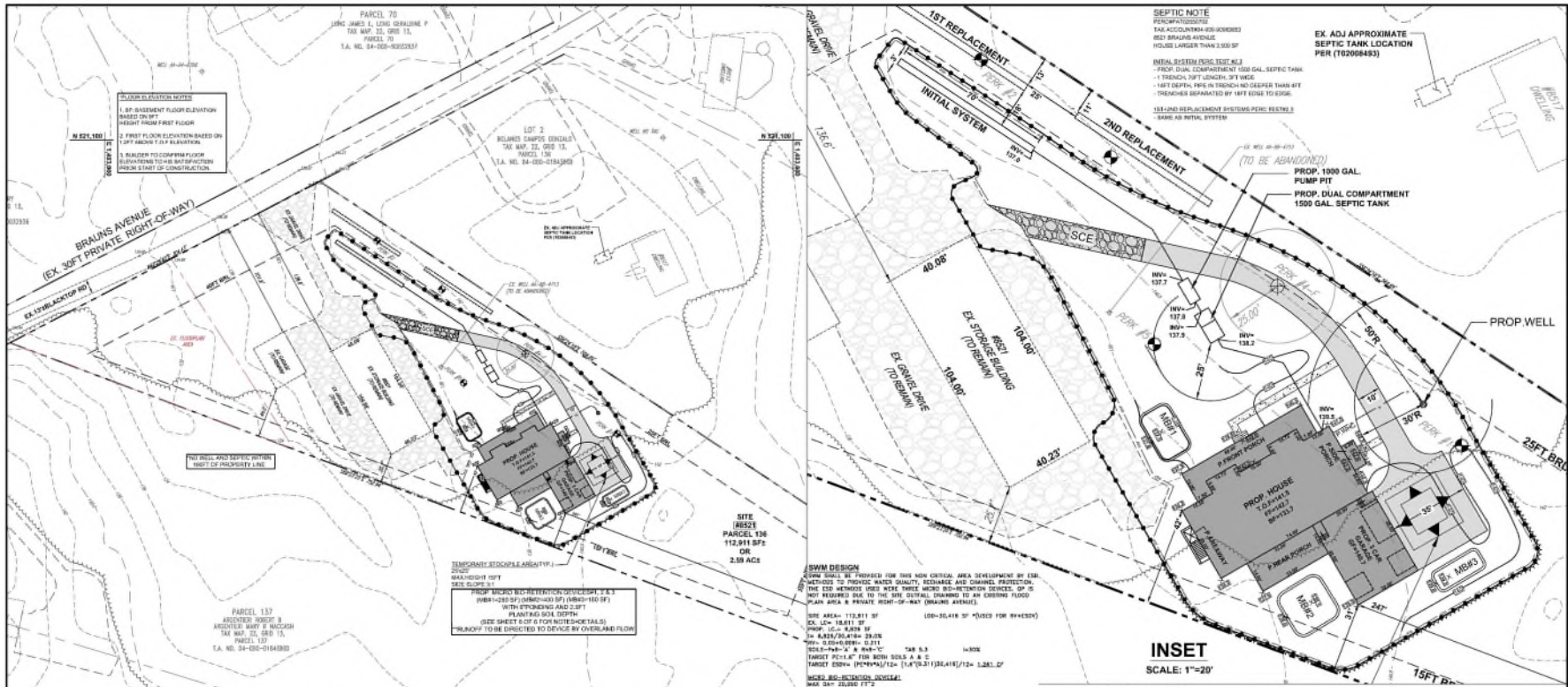
If you should have any questions or comments or need additional information, please do not hesitate to call our office at (410) 266-1160 or email terrain@terrainmd.com.

Sincerely,
TERRAIN



Roy C. Little, P.E.
Director of Engineering
RCL/IL.3232





LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING TREE LINE
- STABILIZED CONSTRUCTION ENTRANCE
- REINFORCED SUE FENCE
- TEMPORARY STOCKPILE AREA
- LIMIT OF DISTURBANCE
- PERIC TEST FAILED
- PERIC TEST PASSED
- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING FENCE
- BUILDING RESTRICTION LINE

PLAN
 SCALE: 1"=40'

EX. LOT COVERAGE

EX. #821 DWELLING	4,179 SF
EX. BARN	1,220 SF
EX. GRAVEL BED (S.S.)	893 SF
EX. GRAVEL DRIVE	12,032 SF
TOTAL	18,611 SF

PROP. LOT COVERAGE

PROP. HOUSE GARAGE	3,925 SF
PROP. FRONT PORCH	831 SF
PROP. SIDE PORCH	72 SF
PROP. REAR PORCH	482 SF
PROP. AREAWAY	82 SF
PROP. PAVED DRIVEWAY	3,454 SF
TOTAL	8,626 SF

LOT COVERAGE

SITE AREA	112,911 SF
EX. LC AREA(18.5%)	19,011 SF
PROP. LC AREA(11.7%)	8,208 SF
EX. DEVELOPED WOODLANDS	40,100 SF
PROP. CLEARING	7,292 SF

REVISION BLOCK

NO.	DATE	DESCRIPTION	BY
1	-	-	-
2	-	-	-
3	-	-	-
4	-	-	-
5	-	-	-

G. P. NO: XXXXXX

OWNER/APPLICANT
 WAYNE WILSON
 1821 BRAUNS AVENUE, SEVERN MD, 21144
 MD 21144
 TEL: 410-266-6129
 EMAIL: MANCYPANT@BRAINIA.COM

TERRAIN ENGINEERING - SURVEYING - ENVIRONMENTAL
 A NOWWELL COMPANY
 53 OLD SOLOMONS ISLAND ROAD
 SUITE 111
 ANNAPOLIS, MARYLAND 21401
 TEL: 410-266-1160 FAX: (410) 266-6129

DEVELOPMENT PLAN
 GRADING, EROSION AND SEDIMENT CONTROL PLAN

8521 BRAUNS AVENUE, SEVERN MD, 21144
 COUNTY: ANNE ARUNDEL
 LOT: N/A, BLOCK: N/A
 PB: 1, 8000 PG: F. 640 PLAT NO: N/A
 TAX MAP: 22 GRID: 13 PARCEL: 136
 TAX ACCT: 04-000-0008853 TAX DISTRICT: 4TH
 ZONING DISTRICT: R1

DATE: 10-18-2023 DRAWN BY: J.R.B.
 SCALE: 1"=40' & 1"=20' CHECKED BY: R.C.L.
 SHEET: 4 OF 8 TERRAIN JOB NO: 2323

