

APP. EXHIBIT# 1
CASE: 2023-0238-V
DATE: 3/19/24

Peter Bosworth

Anne Arundel County Office of Administrative Hearings

Case No. 2023-0238-V

Tuesday, March 19, 2024 at 11:30 am

Hearing via Zoom Meeting

AFFIDAVIT OF POSTING

I, the undersigned, being eighteen (18) years of age or older and competent to testify to the matters contained herein do solemnly declare and affirm under the penalties of perjury the following:

1. That I posted the notice signs on the property that is the subject of Case No. 2023-0238-V.
2. That the notice signs were posted on the 3RD day of MARCH, 2024.
3. That the signs were posted as required by Anne Arundel County Code, §18-16-203(d).
4. That the signs have been posted continuously since that date.
5. That the locations of the signs that I posted are as follows: On the east side of the property facing Skywater Road and on the west side of the property facing the Magothy River.
6. That the photographs attached to this Affidavit of Posting are true and accurate photographs of the notice signs that I posted on the property.

Signature of Affiant:

R Peter Bosworth

Date: 3/12/24

Printed Name and Address of Affiant:

NAME: R. PETER BOSWORTH
ADDRESS: 724 SKYWATER RD
GIBSON ISLAND, MD
21056

NOTICE

AN APPLICATION HAS BEEN FILED FOR VARIANCE TO
ALLOW A DWELLING ADDITION (TWO-STORY)
WITH LESS SETBACKS AND BUFFER THAN
REQUIRED AND WITH DISTURBANCE TO SLOPES
OF 15% OR GREATER.

LOCATION: 724 SKYWATER ROAD GIBSON ISLAND

CASE NO: 2023-0238-V

& PETER BOSWORTH

PENDING A PUBLIC ZOOM MEETING. FOR INFO CONTACT
THE ZONING DIVISION AT 410-222-7437 OR VIEW WEBSITE
WWW.AACOUNTY.ORG/ADMIN-HEARINGS

724

NOTICE

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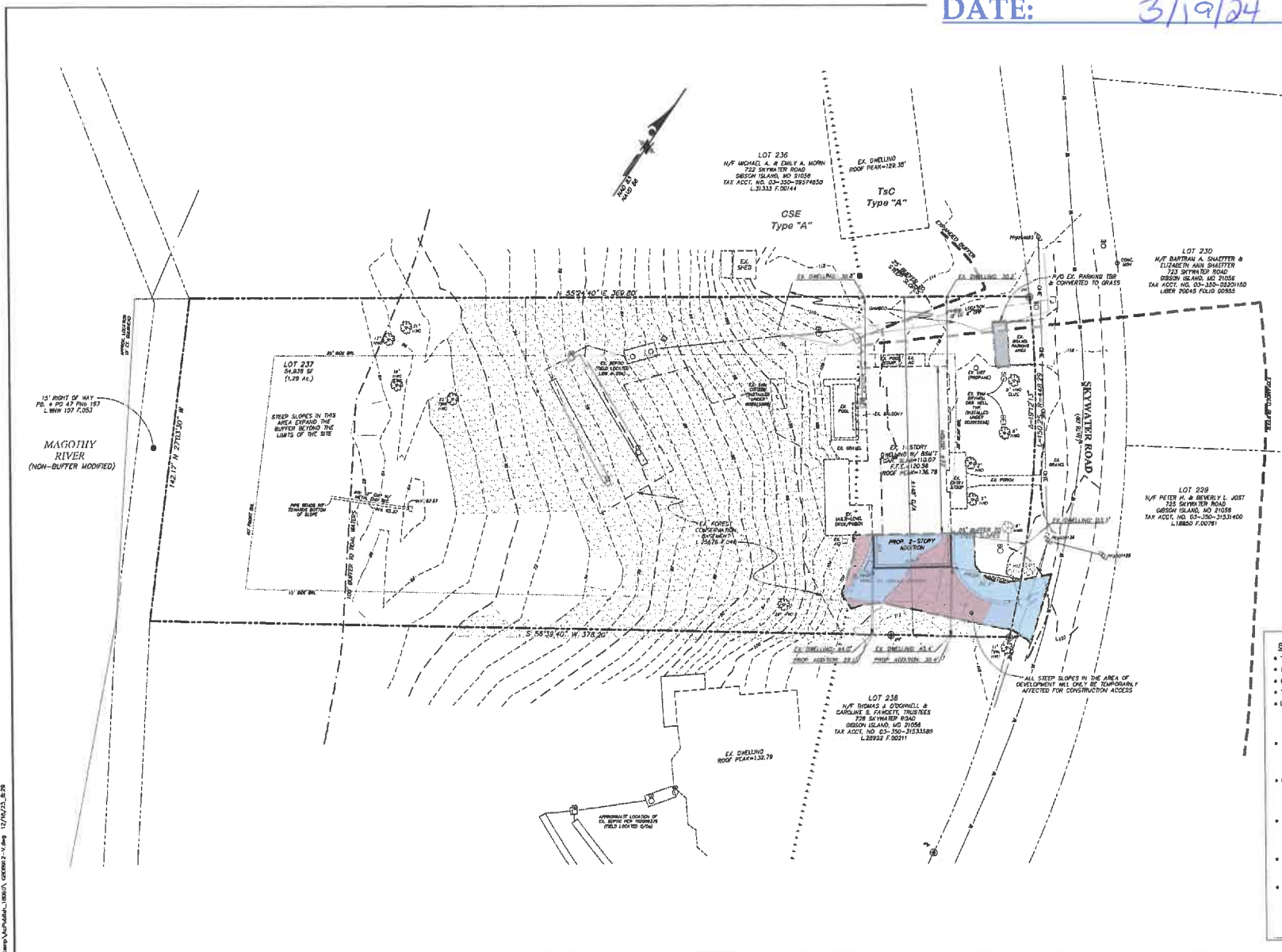
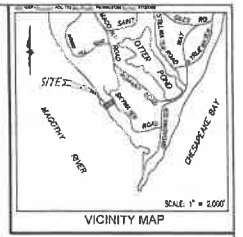
LOCATION: 774 SKYWATER ROAD GIBSON ISLAND

CASE NO: 2023-0238-V

R. PETER BOSWORTH

PENDING A PUBLIC ZOOM MEETING. FOR INFO CONTACT
THE ZONING DIVISION AT 410-222-7437 OR VIEW WEBSITE
WWW.AACOUNTY.ORG/ADMIN-HEARINGS

APP. EXHIBIT# 2
CASE: 2023-0238-V
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LEGEND

- Existing Contour
- Existing Woods Line
- Existing Power Pole
- Existing Overhead Electric Line
- Existing Storm Drain
- Existing Rock Flaw
- Existing Wasteline
- County Building Restriction Lines
- 100' Buffer to Tidal Waters
- Expanded Buffer
- 25' Buffer to Top of Steep Slopes
- Limit of Disturbance
- Soil Delineation
- Existing Improvements
- Steep Slopes 15% or Greater
- Expanded Buffer Disturbance
- Steep Slope Disturbance
- Steep Slopes Buffer Disturbance
- Lot Coverage to be Removed (No Variance Required)

SITE TABULATIONS

- Total Site Area: 54,538 S.F. (1.26 Ac.)
- Site Zoning: R1
- Critical Area Designation: LDA
- Total Disturbed Area: 2,865 S.F. (0.08 Ac.)
- Lot Coverage:
 - Existing Lot Coverage: 6,370 S.F. (0.15 Ac.)
 - Allowable Lot Coverage (15%): 8,240 S.F. (0.19 Ac.)
 - Proposed Lot Coverage: 6,210 S.F. (0.14 Ac.)
- R1 Zoning Setbacks for Principal Structure:
 - Front: 40'
 - Rear: 30'
 - Side: 15'/40' Comb.
- Coverage by Structures:
 - Existing Coverage by Structures: 3,094 S.F. (0.71%)
 - Allowable Coverage by Structures: 13,734 S.F. (0.25%)
 - Proposed Coverage by Structures: 4,416 S.F. (0.08%)
- Buffer and Expanded Buffer:
 - Total Buffer Site Area: 54,053 S.F. (1.24 Ac.)
 - Total Buffer Disturbance: 2,842 S.F. (0.06 Ac.)
 - Total Buffer Disturbance Requiring a Variance: 2,847 S.F. (0.06 Ac.)
- Steep Slopes:
 - Total Steep Slope Area: 38,311 S.F. (0.88 Ac.)
 - Total Steep Slope Disturbance: 1,609 S.F. (0.02 Ac.)
- Height:
 - Maximum Allowable Height: 45 ft
 - Per Section 18-1-101, the height of the Proposed Addition: 18.0 ft
 - The roof is proposed to match the existing dwelling
 - The addition is 2-story

DESIGNED BY: RTM
DRAWN BY: ALY
DATE: 03/19/24
MODIFIED BY: JHE
CASE NO: A-2023012
S.A. PROJECT #: 2308912

No.	DATE	BY	DESCRIPTION

Drum, Loyka & Associates, LLC
CIVIL ENGINEERS - LAND SURVEYORS
1410 Forest Drive, Suite 35
Annapolis, Maryland 21403
Phone: 410-280-3122 • Fax: 410-280-1922
www.drummyka.com | engineering@drummyka.com

OWNER:
MR. & MRS. PETER BOSWORTH
724 SKYWATER ROAD
GIBSON ISLAND, MARYLAND 21056

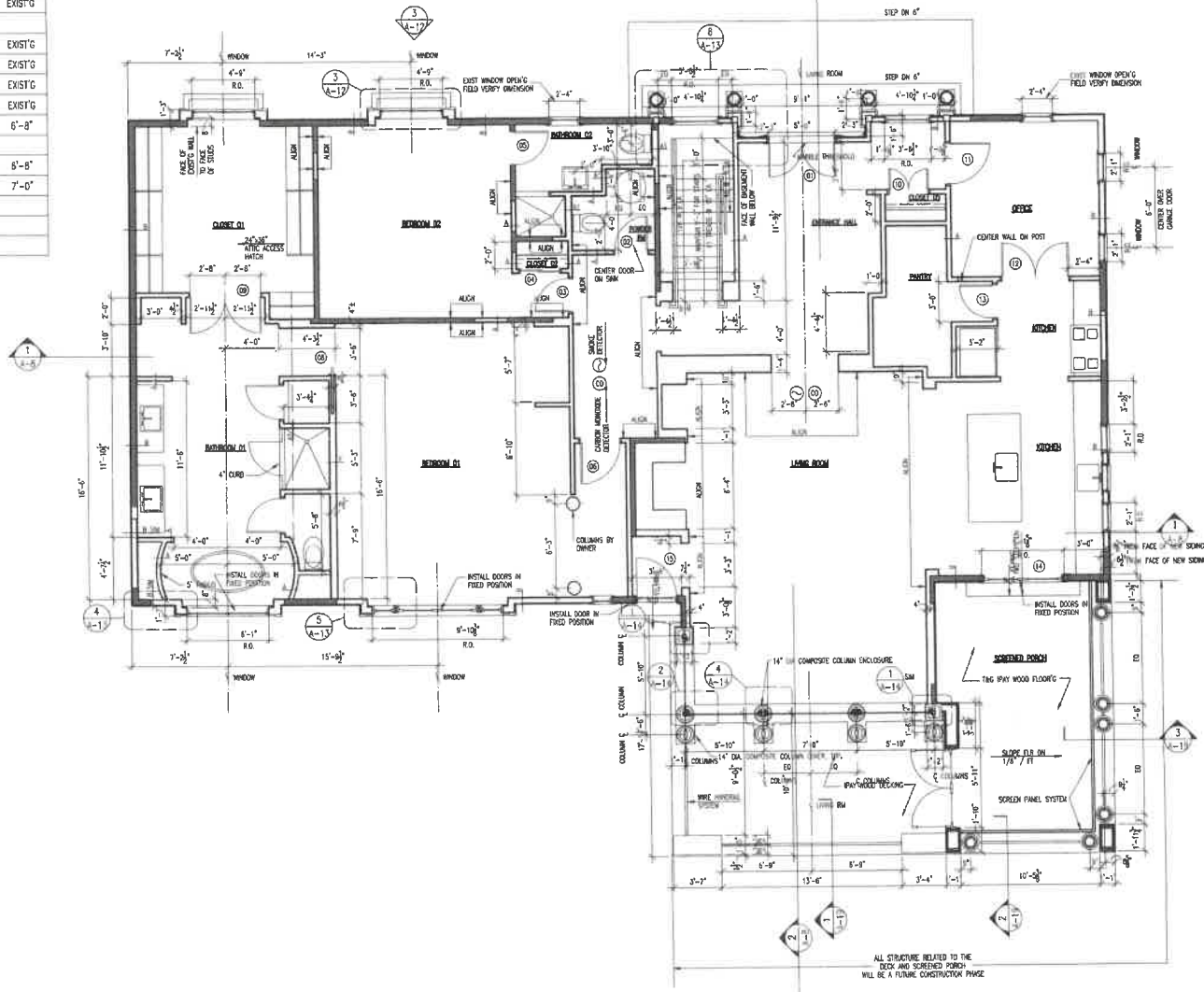
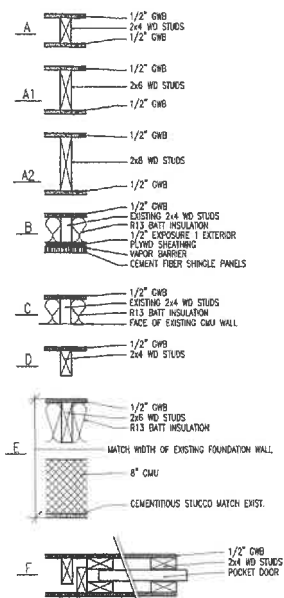
VARIANCE PLAN
GIBSON ISLAND ~ LOT 237
724 SKYWATER ROAD, GIBSON ISLAND, MD 21056
TAX MAP 0033 GRID 0012 PARCEL 0141 DISTRICT 3RD
ANNE ARUNDEL COUNTY MARYLAND
SCALE: 1"=20' DATE: DEC. 18, 2023 PROJ. NO: G808912 SHEET 1 OF 1

C:\Users\jheym\OneDrive\Documents\Projects\2023\2308912 - V-App - 12/16/23_08.29

APP. EXHIBIT# 3
CASE: 2023-0238-Y
DATE: 3/19/24

DOOR SCHEDULE			
NO	TO ROOM	WIDTH	HEIGHT
01	ENTRANCE HALL	2 @ 2'-8"	8'-0"
02	POWDER ROOM	2'-6"	7'-0"
03	BEDROOM 02	2'-8"	7'-0"
04	CLOSET	4'-0"	7'-0"
05	BATHROOM 02	2'-6"	7'-0"
06	BEDROOM 01	3'-0"	7'-0"
07	BATHROOM 01	3'-6"	7'-0"
08	BATHROOM 01	3'-8"	7'-0"
09	CLOSET 01	2 @ 2'-6"	7'-0"
10	CLOSET 05	2 @ 1'-6"	7'-0"
11	OFFICE	3'-0"	7'-0"
12	OFFICE	2 @ 2'-6"	7'-0"
13	PANTRY	2'-8"	7'-0"
14	PORCH	2 @ 3'-0"	7'-0"
15	LIVING ROOM	3'-0"	7'-0"
20	EXERCISE ROOM	2'-8"	6'-8"
21	LAUNDRY	EXIST'G	EXIST'G
22	STORAGE 01	EXIST'G	EXIST'G
23	MECHANICAL	EXIST'G	EXIST'G
24	BEDROOM 4	EXIST'G	EXIST'G
25	CLOSET 04	EXIST'G	EXIST'G
26	BATH 4	EXIST'G	EXIST'G
27	BATH 3	EXIST'G	EXIST'G
28	CLOSET 03	EXIST'G	EXIST'G
29	BEDROOM 3	2'-8"	6'-8"
30	GARAGE	3'-0"	8'-8"
31	GAME ROOM	2 @ 3'-0"	7'-0"

WALL KEY SCALE: 1 1/2" = 1'-0"



ALL STRUCTURE RELATED TO THE
DECK AND SCREENING PORCH
WILL BE A FUTURE CONSTRUCTION PHASE

THORNTON DESIGN STUDIOS
315 THORNTON ROAD
BALTIMORE, MD 21212
410-489-2237

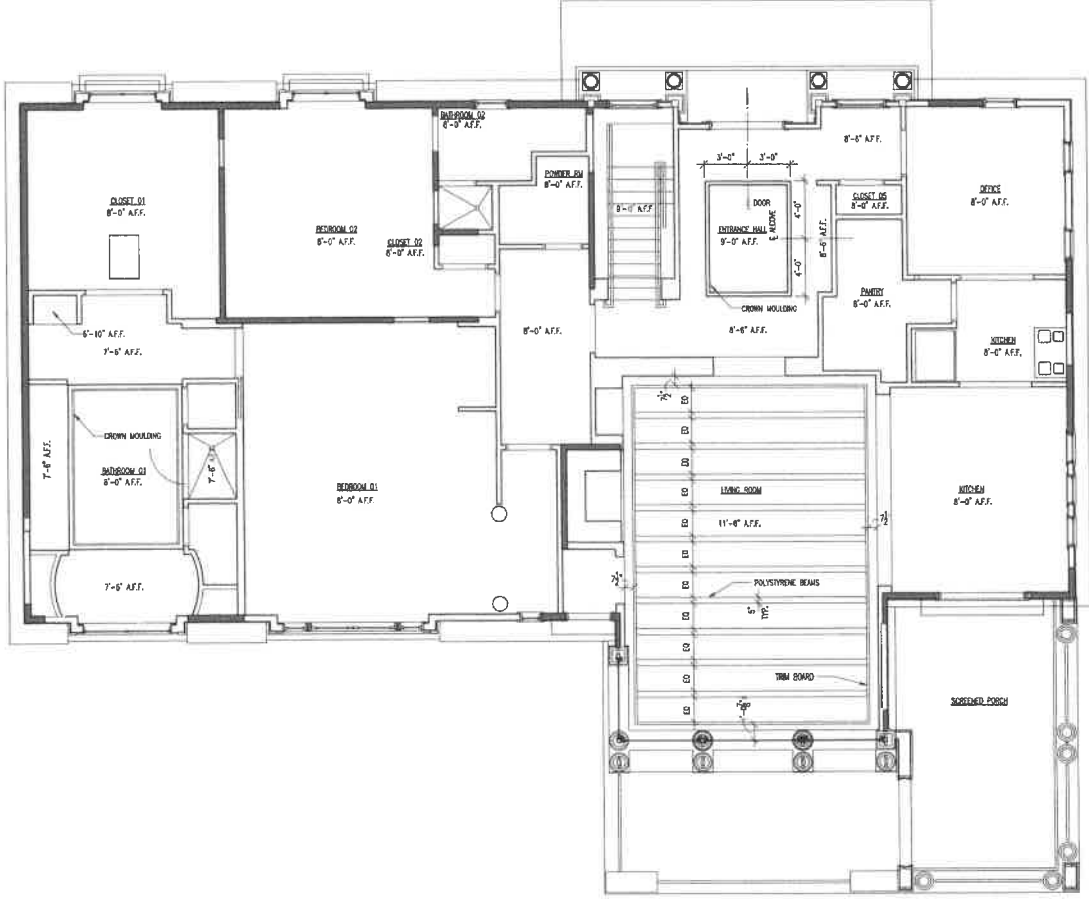
RENOVATIONS to the
BOSWORTH RESIDENCE
724 SKWATER ROAD, GIBSON ISLAND, MARYLAND 21056

CONST. REVISIONS 4/27/11
RE-PRINT 2/25/11
WALL DIMENSIONS 2/9/11
REVISED 1/19/11
SIDING PACKAGE 8/15/10
ROOF PACKAGE 8/15/10
DATE 7/9/10
SCALE 1/4" = 1'-0"
DRAWN BY TSM
DRAWING TITLE
UPPER LEVEL PLAN
SHEET NO.

1 UPPER LEVEL PLAN
SCALE = 1/4" = 1'-0"



313 THORNHILL ROAD
BALTIMORE, MD 21212
410-435-2267



RENOVATIONS to the
BOSWORTH RESIDENCE
724 SKYWATER ROAD, GIBSON ISLAND, MARYLAND 21056

DATE: 4/22/11
SCALE: 1/4"=1'-0"
DRAWN BY: ISM
DRAWING TITLE:
UPPER LEVEL
REFLECTED CEILING PLAN
SHEET NO.



A-20

1 UPPER LEVEL REFLECTED CEILING PLAN
SCALE = 1/4"=1'-0"

APP. EXHIBIT# 4
CASE: 2023-0238-V
DATE: 3/19/24

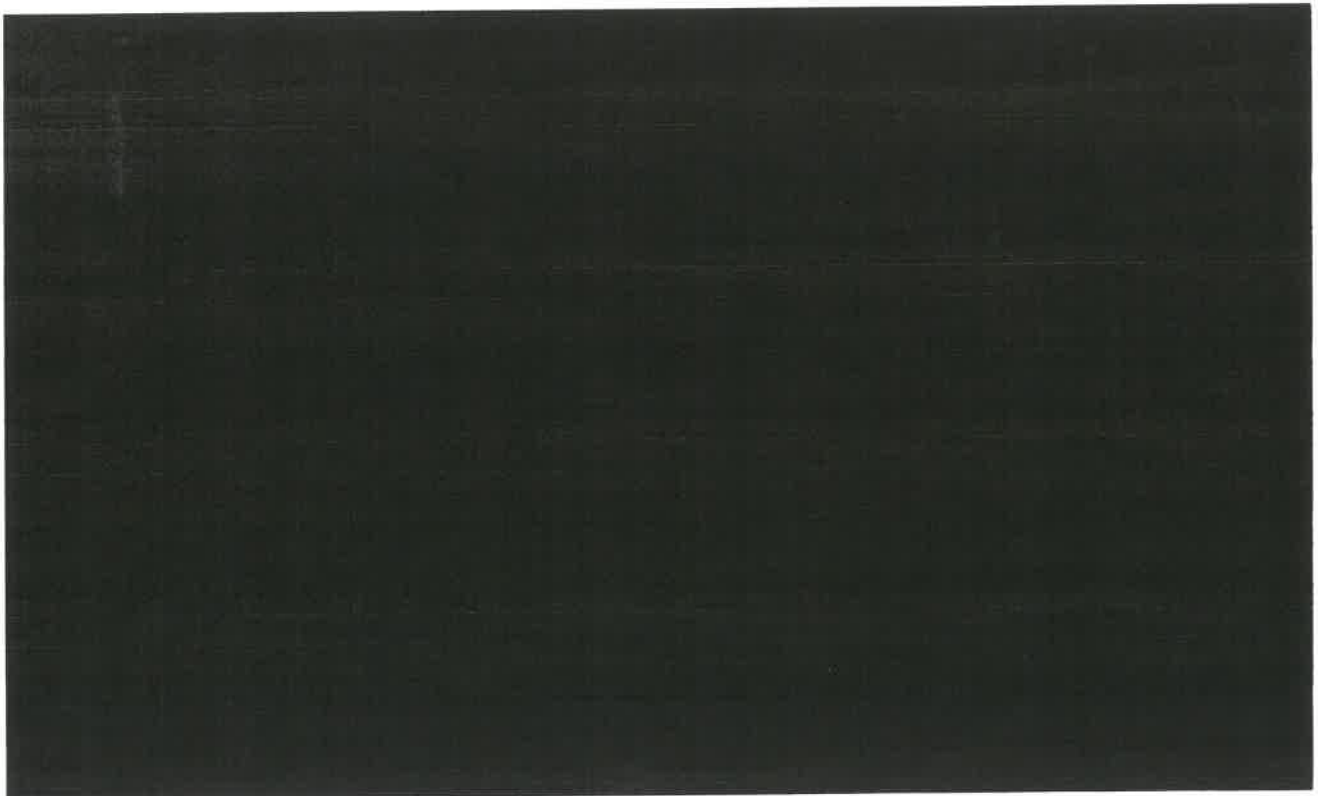
MINUTES OF THE MEETING OF THE
BOARD OF DIRECTORS OF GIBSON ISLAND CORPORATION

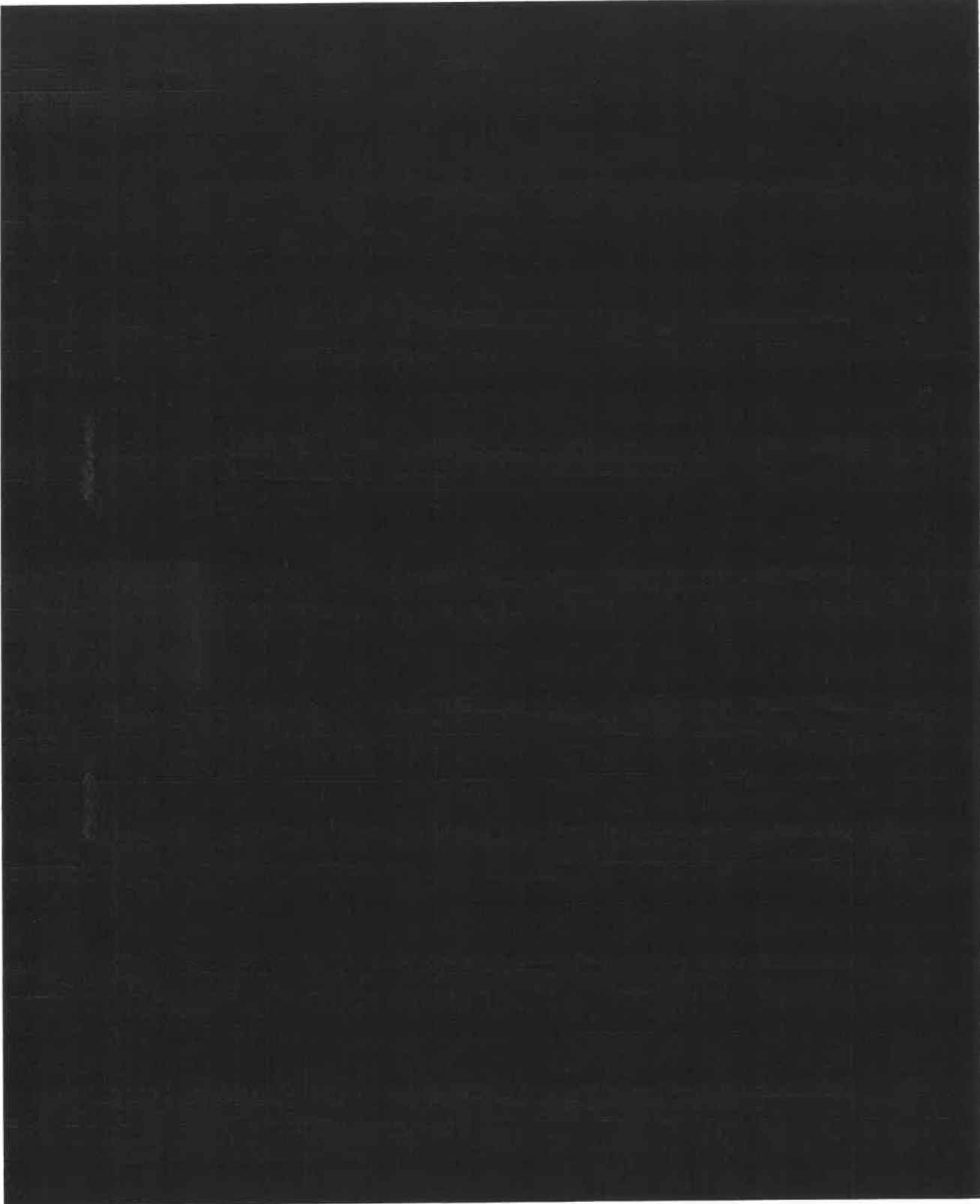
September 28, 2023

Separate meetings of the Board of Directors of Gibson Island Corporation and the Board of Governors of Gibson Island Club Incorporated were convened on Thursday, September 28, 2023, at 4:00 p.m. by ZOOM and in person pursuant to notice duly issued. Independent Corporation Board Members, officers and overlapping members of the Corporation and Club Boards present were: *(for the Club)* R. Brudno, M. Butler, A. Kimsey Edwards, C. Harte, R. Lawrence, A. Murray Leigh, B. Lentz, K. Mudd, H. Rayder, G. Rooney and W. Sauers; *(for the Corporation)* N. Benavides, D. Holloway *(in person)*, L. Knibb, R. Lash, D. Marsh, K. Railey *(in person)*, L. Sarkes, Jr. *(in person)*, J. Sollers and K. Wiesel; *(for the Club and Corporation Overlapping members)* J. Baily, C. Burnham and A. Gould *(in person)*. Also, present were: M. Angerholzer, J. Bartlett, J. Berish *(in person)*, G. Cecala, K. Dodson, S. Kanne, E. May, III *(in person)*, S. Murphy *(in person)*, N. Weiman *(in person)* and A. Seen *(in person)*. Ms. Seen kept the Minutes.

The following shareholders were present by ZOOM: S. Ambler, S. Bisbee, M. Bosworth *(in person)*, P. Bosworth *(in person)*, T. Burden, H. Hagan, F. Jones, C. Keenen, M. Meredith, M. Rounsaville, M. Sarkes, J. Sheldon, C. Simpson, A. Spikell, C. Swanwick, C. Ulman and K. Weinberg.

Mr. Murphy opened the Corporation Board meeting, and asked if there were any public comments from shareholders. There were none.



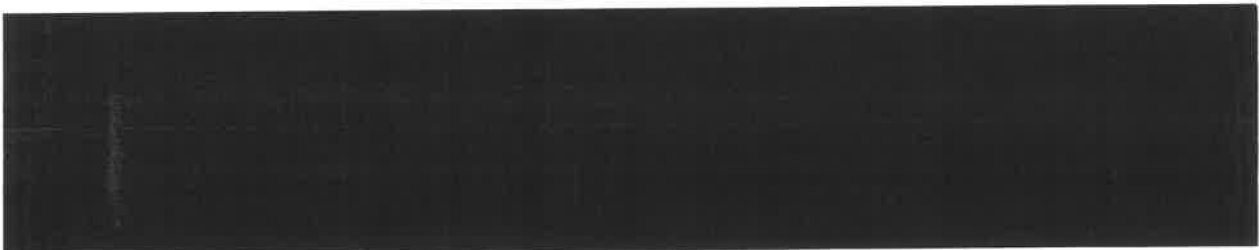


Mr. Murphy referenced the Architectural Committee Report noting that there were four

submissions.



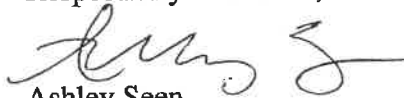
With regards to old business, Mr. Murphy reviewed the Bosworth's request to grant an exception from the free space requirements in order to accommodate a home addition. Mr. Murphy received a motion from Mr. Cecala to approve the Board Resolution attached to these minutes which grants the exception. The motion was seconded by Mr. Holloway and unanimously approved. There was no other old business.



With there being no other new business to discuss, Mr. Murphy asked for a motion to adjourn the Corporation Board Meeting which motion was made by Mr. Cecala, seconded by Mr. Sarkes and approved.

The Corporation unanimously voted to go into closed session. At the conclusion of the closed session, the Corporation Board unanimously voted to come out of closed session and adjourn.

Respectfully submitted,



Ashley Seen
Assistant Secretary

APP. EXHIBIT# 5
CASE: 2023-0238-V
DATE: 3/19/24

May 20, 2023

Gibson Island Architectural Committee
Re: 724 Skywater Road

Dear Members of the Committee:

I live at 726 Skywater Rd, and am the Bosworth's adjacent neighbor on the east side of their property. I have discussed with the Bosworth's their wish to extend their home over their paved driveway area 15' towards my property with a 2 story addition, and I support their site plan application to achieve this.

Thank You.


Thomas J. O'Donnell

May 26, 2023

Gibson Island Architectural Committee

Dear Committee –

I am the Bosworth's neighbor at 723 Skywater Road. I am writing to offer my support of the Bosworth's plan to build a 15'x33' addition over their existing driveway area.

I fully support their efforts, and have no concerns with the proposed addition.

Thank you,

A handwritten signature in blue ink, appearing to read 'B. Shaeffer', written in a cursive style.

Bart Shaeffer

301-708-9294

Patrick McGarry
719 Skywater Road
Gibson Island, MD 21056

Architectural Committee
Gibson Island, MD

Re: Bosworth Addition

Dear Architectural Committee:

I am supportive of the Bosworth's plan for a 15'x33' addition over their existing driveway. We are neighbors of the Bosworths (diagonally across the road) and see no reason to object to the scope of work.

Please feel free to contact me with any questions.

Best regards,


Patrick McGarry

Peter, please advise the Architectural Committee that we wholeheartedly and without reservation support your efforts to add a 15'x33' addition over your existing paved driveway area. Please do not hesitate to reach out for confirmation of our enthusiastic support or if you have any questions. Mike and Emily Morin, 722 Skywater Rd.

**ARMOND SPIKELL
714 SKYWATER ROAD
GIBSON ISLAND, MARYLAND 21056**

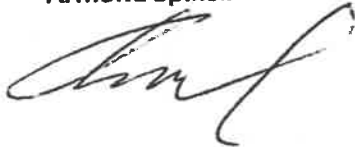
May24, 2023

Dear Gibson Island, Architectural Committee

I am writing this letter as a neighbor to support an exception to the side yard requirement for the Bosworth's proposed addition. I understand the importance of consistently maintaining the standards set forth in Gibson Island's regulations. However, I believe that this property should be granted an exception due to the facts that it is severely impacted by the county's steep slope and steep slope buffer restrictions which have thwarted the homeowner's considerable efforts to build the addition in any other location.

I would like to emphasize that granting this exception will not only benefit the homeowner but also the community which benefits from maintaining high quality and desirable homes. Therefore, I urge the committee to grant the exception in light of the unusual circumstances of a property that is so fully impacted by the County's slope restrictions.

Armond Spikell

A handwritten signature in black ink, appearing to read 'Armond Spikell', written in a cursive style.

7/10/23

Re: Letter of support for a 2 story addition to 724 Skywater Rd

To whom it may concern,

As a neighbor directly across the street (725 Skywater Rd) from the proposed addition at 724 Skywater Rd, we strongly support this application and the necessary variances associated with it.

Sincerely,

A handwritten signature in black ink, appearing to read "P. Jost", with a long horizontal stroke extending to the right.

Peter Jost

29 SKYWATER RD HOMES

* SUPPORT LETTER ADDRESSES ARE CIRCLED



APP. EXHIBIT# 6
CASE: 2023-0238-V
DATE: 3/19/24



APP. EXHIBIT# 7
CASE: 2023-0238-1
DATE: 3/19/24

<u>Address</u>	<u>Property Owners</u>	<u>Land Area SDAT (square feet)</u>	<u>Lot Coverage- Drum Loyka</u>
703 Skywater Rd	Luis & Cara Medeiros	47,201	8,979
708 Skywater Rd	Nancy Alper	56,794	7,448
714 Skywater Rd	Armond & Lisa Spikell	45,558	8,537
718 Skywater Rd	Nicholas & William Kouwenhoven Trustee	47,950	4,559
722 Skywater Rd	Michael & Emily Morin	54,320	6,192
726 Skywater Rd	Thomas O'Donnell & Caroline Fawcett Trustee	55,692	6,576
730 Skywater Rd	William & Laura Hutchison	48,900	6,623
738 Skywater Rd	Mark & Elizabeth Rogers	93,600	13,624
744 Skywater Rd	Elizabeth Rogers Trustee	141,858	20,206
748 Skywater Rd	Skywater Road LLC	63,724	10,624
750 Skywater Rd	Coburn Delaware Trust LLC	49,704	8,964
752 Skywater Rd	Lawrence & Howard Jones Trustee	57,000	9,311
760 Skywater Rd	Alfred Johnson et al	41,616	6,480
762 Skywater Rd	Charles & Kathleen Buffon	19,950	5,383
766 Skywater Rd	Gregory & Christine Cross	164,824	14,900
774 Skywater Rd	Harms Way LLC	48,399	5,986
776 Skywater Rd	Michael & Carolyn Meredith	43,371	8,355
775 Skywater Rd	John & Karen Daigh	33,820	6,277
771 Skywater Rd	David & Linda Asher	47,736	12,401
763 Skywater Rd	William & Elizabeth Savage Trustee	41,512	4,544
753 Skywater Rd	Robin & Elizabeth Roberts	41,317	11,411
749 Skywater Rd	John & Beverly Michel	30,033	4,602
745 Skywater Rd	John & Beverly Michel	36,000	4,967
735 Skywater Rd	735 Skywater Road LLC	100,815	10,487
729 Skywater Rd	John & Beverly Michel	48,516	7,106
725 Skywater Rd	Peter & Beverly Jost	48,128	6,679
723 Skywater Rd	Bartram & Elizabeth Shaeffer	36,408	5,058
719 Skywater Rd	Patrick & Cornelia McGarry	23,077	10,701

Neighborhood Average Lot Coverage



Bosworth Proposed Lot Coverage



724 Skywater Rd	Peter & Marta Bosworth	54,936 sf	6,250
		*surveyed	Proposed



LOT 238

APP. EXHIBIT# 9
CASE: 2023-0238-V
DATE: 3/19/24





Sat Feb 11 2023

Imagery © 2024 Nearmap, HERE



nearmap



Sat Feb 11 2023

Imagery © 2024 Nearmap, HERE



nearmap



Sat Feb 11 2023

Imagery © 2024 Nearmap, HERE



nearmap



Sat Feb 11 2023

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