

Letter of explanation:

We are looking to build a 10 ft wide x 6 feet off the house deck off the rear of the house with 6 feet wide stairs running to grade toward the back of the property line. House is in a critical area with a steep slope setback. 25' away from the steep slope places line inside the back part of the house. 50' away from steep slope places line inside the front part of the house. We are looking to build a trex composite deck with vinyl railings that's location is shown on the site plan. Deck will be 32 inches off the ground at the house.

Jeff Landow
Scutro Properties LLC

LOT # 82

FLOODPLAIN

LOT # 83
9407 SF

LOT # 84

RSF
REINFORCED
SLIT FENCE
TR.

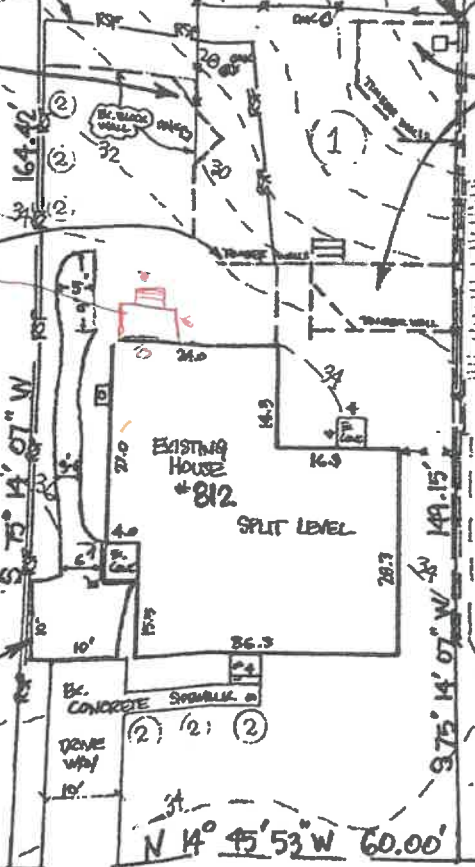
EXISTING/NEW
LANDSCAPE TIMBER
WALLS WITH REINFORCING
TO DRAINAGE

AND
1/27/19

7700
Pasadena



#84



EXISTING
HOUSE
#812

SPLIT LEVEL

TIMBER RETAINING WALL

28

32

30

32

28.3

36.3

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

N 14° 45' 53" W 60.00'

EX. CONCRETE SPRAWL

EX. 3' CONC. SPRAWL

EX. 3' CONC. SPRAWL

EX. 3' CONC. SPRAWL

EX. 3' CONC. SPRAWL

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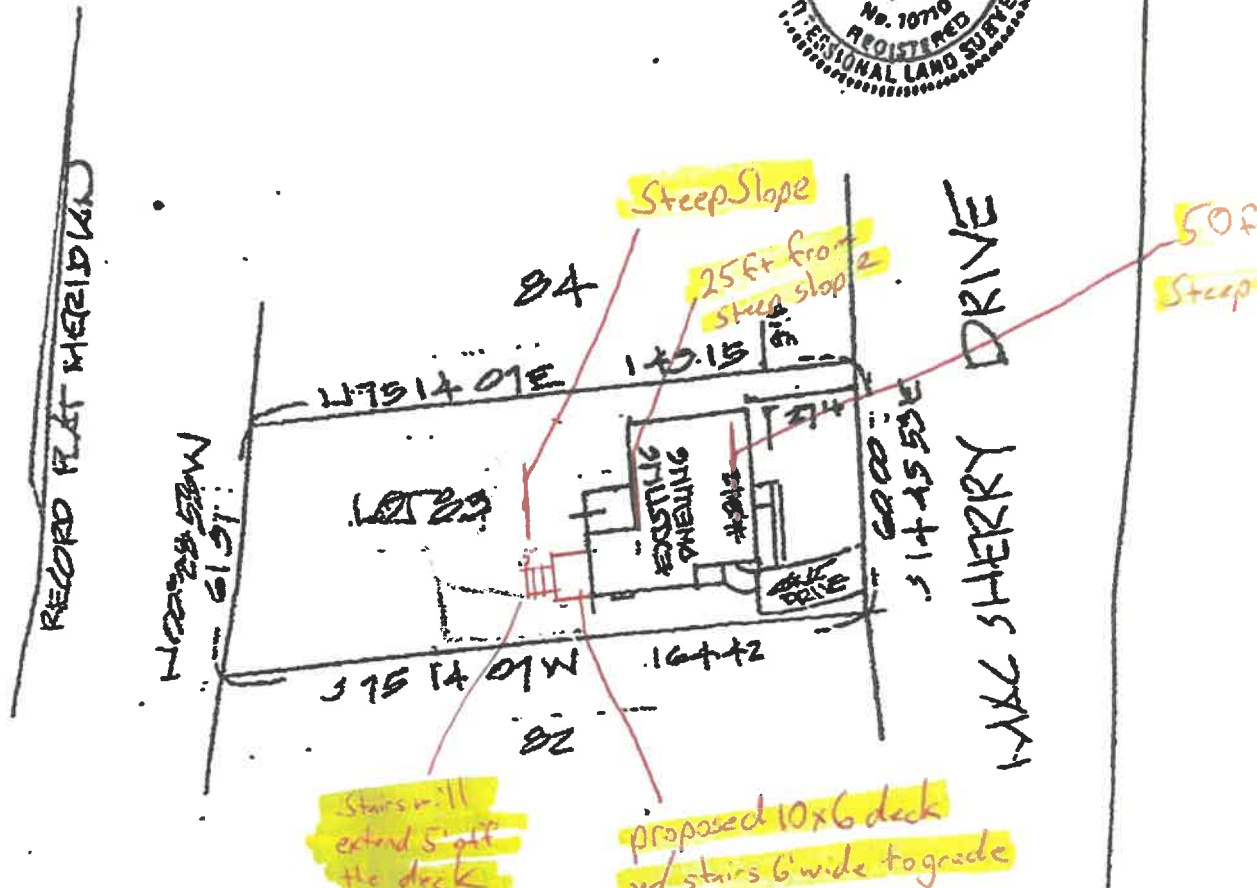
EX. 3' CONC. SPRAWL

EX. 3' CONC. SPRAWL

MACSHERRY DRIVE
EX. 50' RW

EXISTING
BACKSTOP

50
50



REFERN- AD 004-833

NOTE:
 1. This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
 2. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
 3. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.

NOTE: THIS SITE LIES WITHIN ZONE C AS SHOWN ON COMMUNITY PANEL NUMBER 2A 000 COLDC DATED MAY 02, 1995

NO TITLE REPORT PROVIDED



SEVERN SURVEYS
 Land Development, Land Planning
 Land Surveying
 SUN VALLEY BUSINESS CENTER
 8000 JUMPERS HOLE ROAD - SUITE J
 PASADENA, MARYLAND 21122
 Phone: 410-780-0817
 FAX: 410-780-0821

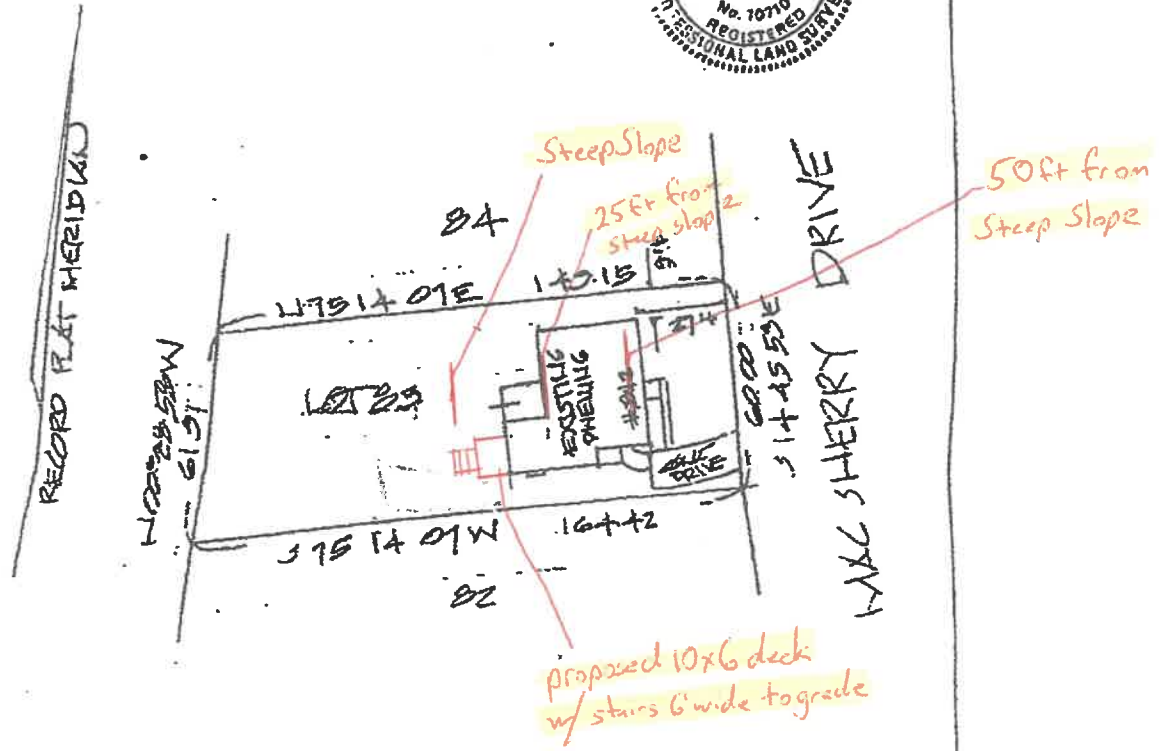
LOCATION DRAWING
 LOT 83 PLAT 1E
 WEX FORD
 PLAT BOOK 43 PAGE 23
 THIRDPASSEMENT DISTRICT
 WHITE GRANITE COUNTRY MD
 3666 MAP JAN 09, 2004

2004-0002

CERTIFICATION
THIS IS TO CERTIFY THAT I HAVE SURVEYED
THE PROPERTY SHOWN HEREON FOR THE PURPOSE
OF LOCATING THE IMPROVEMENTS, SAID
IMPROVEMENTS ARE SHOWN AS LOCATED.

[Signature]
1/14/2004

WILLIAM E. PETHERBRIDGE
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION # 10710



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NOTE: THIS SITE LIES WITHIN
ZONE C AS SHOWN ON
COMMUNITY PANEL NUMBER
2A00000206
DATED MAY 02, 1993

NO TITLE REPORT PROVIDED

LOCATIONAL DRAWING

LOT B3 PLAT A/E
WEX FORD
PLAT BOOK 43 PAGE 23
THIRD ASSESSMENT DISTRICT
ANNE ARUNDEL COUNTY, MD
SCALE 1" = 40' JAN 09, 2004



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Map Title

Steep Slope



Legend

Foundation

Addressing



Parcels



Parcels - Annapolis City



Planning

County Planning



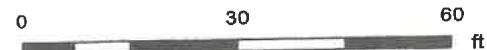
Environment

County Environment

- Perennial Stream
- Perennial Stream
- Perennial Stream
- Perennial Stream
- Perennial Stream
- Perennial Stream
- Perennial Stream

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.

Nearmap



THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



Robert Konowal

Re: Pre-file Comments - 812 MacSherry Dr

To: Scutra Fence & Deck

Site Plan looks much better. Label deck as proposed. You can proceed to apply for variance.

Thanks



***The Best Place
For All***

Robert Konowal

Office of Planning and Zoning
Zoning Administration Section
Planner

(410) 222-7437

www.aacounty.org

PROTECT THE ONES YOU LOVE



IT'S WORTH A SHOT
aacounty.org/coviddvax

CRITICAL AREA REPORT WORKSHEET TO ACCOMPANY THE SITE PLAN

Permit Number _____

Total Site Area _____ Square Feet (1 Acre = 43,560 Square Feet)

Total Wooded Area _____ Square Feet- 'Wooded' MEANS A BIOLOGICAL COMMUNITY DOMINATED BY TREES AND OTHER WOODY PLANTS (SHRUBS AND UNDERGROWTH), INCLUDING FORESTS THAT HAVE BEEN CUT BUT NOT CLEARED.

* Please Indicate Square Footage of Woodland Removed for the following:

- 1. House _____ Sq. Ft.
- 2. Septic or sewer _____ Sq. Ft.
- 3. Well _____ Sq. Ft.
- 4. Driveway _____ Sq. Ft.
- 5. Accessory Structure _____ Sq. Ft.
- 6. Additions _____ Sq. Ft.
- 7. Storm Water Management _____ Sq. Ft.
- 8. Other Clearing: work area; access; stockpiles, etc. _____ Sq. Ft.

* Total Woodland Removed = 0 Sq. Ft.

"Impervious Coverage" IS ANY SURFACE THAT WILL NOT ABSORB LIQUID. THIS INCLUDES ROOFS, SIDEWALKS, DRIVEWAYS, AND ANY TYPE OF PAVEMENT. COMPACTED GRAVAEL IS CONSIDERED AN IMPERVIOUS SURFACE.

* Please Indicate Square Footage of Impervious Coverage for the following:

- | <u>Existing Impervious</u> | <u>Proposed Impervious</u> |
|--|---|
| 1. House (roof area) <u>1344</u> Sq. Ft. | 1. House (roof area) <u>1344</u> Sq. Ft. |
| 2. Driveway + Sidewalks <u>270</u> Sq. Ft. | 2. Driveway + Sidewalks <u>270</u> Sq. Ft. |
| 3. Accessory Structures _____ Sq. Ft. | 3. Accessory Structures ^{deck} <u>90</u> Sq. Ft. |
| | 4. Additions _____ Sq. Ft. |

* Total Existing and Proposed Impervious Coverage 1704 Sq. Ft.

Ⓢ PLEASE INCLUDE ALL EXISTING AND PROPOSED SQUARE FOOTAGE.

I Jeff Lindow, _____, (property owner and contract purchaser, if applicable) hereby certify that the above critical area worksheet is true and correct based upon personal knowledge. I further declare that a copy of the foregoing document will be transferred to any purchaser of this property from me (or corporation, if applicable) at the time of settlement. I hereby understand that these computations shall be a binding part of issuance of a building permit for lot # _____, block # _____ of Subdivision _____.

I hereby certify that I have seen and read the record plat (if approved after 1986 and subject to Critical Area requirements) and have indicated on the attached site plan any easements, buffers, or other restrictions declared on said plat.

[Signature] _____ (Signature) 2-19-24 (Date)
contractor _____ (Title)
 _____ (Signature) _____ (Date)
 _____ (Title)



OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE MEETING

DATE OF MEETING January 2024

P&Z STAFF Rob Konowal, Kelly Krinetz

APPLICANT/REPRESENTATIVE Scutro Properties LLC EMAIL SCUTRO2@GMAIL.COM

SITE LOCATION 812 MacSherry Drive (2024-0002-P) LOT SIZE 9,407 sf ZONING R5/OS

CA DESIGNATION IDA/RCA BMA or BUFFER APPLICATION TYPE CA Variance

Variances required to construct a 10 foot wide by six-foot deep deck with stairs six feet wide.

Need variance to disturb slopes greater than 15%.

COMMENTS

Zoning – Site plan needs to show length of stairs. Steep Slopes/topo lines need to be shown as well as stream buffer. See attached Administrative Site Plan info requirements.

Critical Area Team - There is insufficient information to make a recommendation. Based on Aerial Photographs it appears that there is currently a deck on the home and no explanation has been provided for the addition to that deck. The applicant must demonstrate compliance with the requirements outlined in the Code in terms of need and minimization.

Photographs of the area would also be helpful.

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.

(e) Contents of administrative site plan. An administrative site plan shall include:

- (1) the outline of the property with scale and north arrow;
- (2) zoning boundaries and, where the boundary abuts a public right-of-way, the boundary shall be shown to the center line of the right-of-way;
- (3) critical area and bog protection areas;
- (4) existing and proposed structures and uses;
- (5) setbacks, parking, and landscaping in accordance with requirements of the Landscape Manual;
- (6) access and interior road circulation;
- (7) utilities and drainage structures;
- (8) easements of record;
- (9) forested areas and mean high water lines;
- (10) natural features;
- (11) for sites in the critical area, field run topography at two-foot intervals if the site has slopes of 15% or more;
- (12) for sites not in the critical area, field run topography at two-foot intervals if the site has slopes of 25% or more;
- (13) a vicinity map;