

APP. EXHIBIT# 1
CASE: 2023-0153-V
DATE: 6/27/24

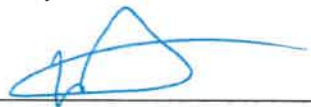
AFFIDAVIT OF POSTING

I, Todd Lopez, hereby attest that I have posted the signs for the 343 Kingsberry Drive Variance Case No. 2023-0153-V. The signs were posted on 06/11/2024, 2024 at approximately 3 am.

Sign one (1) was posted along the property's frontage abutting Kingsberry Drive


Todd Lopez
Date: 06/24/2024

Posted & Monitored under
my Supervision


Wayne A. Newton, President
Messick Group Inc.
T/A Messick and Associates



NOTICE

AN APPLICATION HAS BEEN FILED FOR VARIANCE TO ALLOW
A DWELLING AND ASSOCIATED FACILITIES WITH LESS
SETBACKS AND BUFFER THAN REQUIRED.

LOCATION: 343 KINGSBERRY DRIVE, ANNAPOLIS

CASE NO: 2023-0153-V

DAVID A. KATZ

PENDING A PUBLIC HEARING. FOR INFO CONTACT THE
ZONING DIVISION AT 410-222-7437 OR VIEW WEBSITE
WWW.AACOUNTY.ORG/ADMINHEAR/INDEX.CFM

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A DWELLING AND ASSOCIATED FACILITIES WITH LESS
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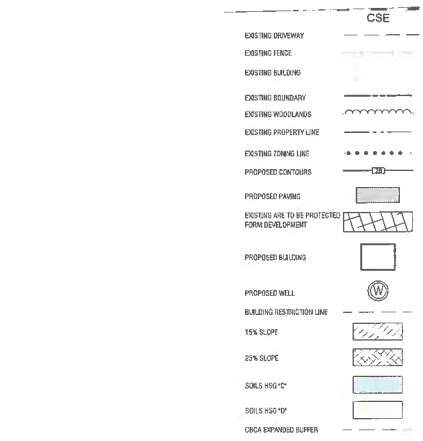
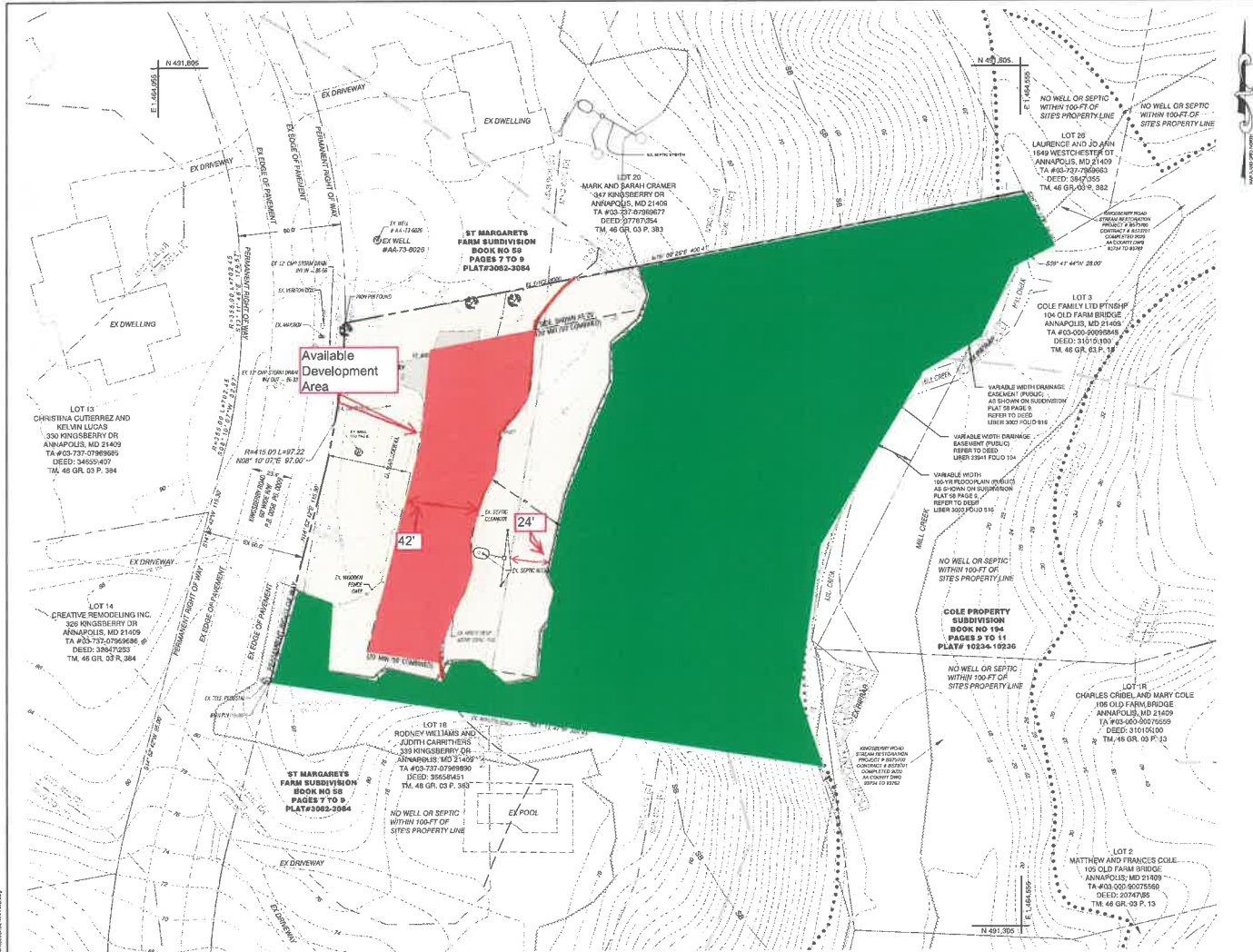




APP. EXHIBIT# 2
CASE: 2023-0153-V
DATE: 6/27/24

Address	Footprint (SF)	Deck/Patio	Deck/Patio SF	Pool	Col
343 Kingsberry	2667	Yes	636	No	Working in Existing Footprint
347 Kingsberry	2749	Yes	681	No	Pond
351 Kingsberry	3766	Yes	601	Yes	Tennis Court
355 Kingsberry	3110	Yes	292	Yes	
1637 Westchester Ct	2340	Yes	1299	No	Hot Tub
1641 Westchester Ct	2568	Yes	628	Yes	
1645 Westchester Ct	2874	Yes	943	Yes	
1649 Westchester Ct	4697	Yes	653	Yes	
1653 Westchester Ct	2717	Yes	2502	Yes	
1650 Westchester Ct	3343	Yes	3500	Yes	Firepit
1646 Westchester Ct	2360	Yes	558	Yes	
1642 Westchester Ct	3116	Yes	3222	Yes	Pool House and Gazebo
363 Kingsberry	3582	No	N/A	No	
1612 Pleasant Plains Road	2744	Yes	73	Yes	Shed (1335.2 SF)
362 Kingsberry	3040	Yes	1003	Yes	Tennis Court
366 Kingsberry	3928	No	N/A	Yes	
358 Kingsberry	2941	Yes	1448	No	
354 Kingsberry	3696	Yes	2124	Yes	
350 Kingsberry	3660	Yes	1650	Yes	Solar Pannels
346 Kingsberry	2985	Yes	616	No	
342 Kingsberry	2717	Yes	1339	Yes	
334 Kingsberry	2105	Yes	919	Yes	
343 Bantry Ct	1990	Yes	1053	No	
342 Bantry Ct	2573	Yes	292	No	
330 Kingsberry	4585	Yes	953	No	Pond
326 Kingsberry	3385	Yes	366	No	
318 Kingsberry	3153	Yes	1095	No	Dock
314 Kingsberry	2654	Yes	1379	No	Dock
300 Kingsberry	2019	Yes	1034	No	
301 Kingsberry	1402	Yes	3130	No	
339 Kingsberry	2044	No	N/A	Yes	
1652 Pleasant Plains Rd	2704	Yes	253	Yes	Multiple Buildings (2158.8 SF)

1650 Pleasant Plains Rd	1144	Yes	1291	No	Multiple Buildings (2805.5 SF)
103 Old Farm Bridge Ln	2120	Yes	1337	No	
Average	2873		1103		



- NOTES:
1. THE LOCATIONS OF THE FEATURES SHOWN ON THE RESOURCE MAP HAVE BEEN FIELD VERIFIED.
 2. THE ENVIRONMENTAL FEATURES WERE ASSESSED AND FIELD LOCATED BY A MARYLAND DEPARTMENT OF NATURAL RESOURCES' QUALIFIED PROFESSIONAL WITH RESPECT TO THE VEGETATION AND FOREST COVER AND BY A MARYLAND DEPARTMENT OF ENVIRONMENT *LISTED PROFESSIONAL WITH RESPECT TO POSSIBLE WETLANDS AND STREAM DETERMINATION.
 3. THIS SITE IS WITHIN THE CRITICAL AREA, A MIX OF LDA AND RICA DEVELOPMENT IS WITHIN THE CRITICAL AREA OR LDA.
 4. THIS SITE IS NOT LOCATED IN A R/O OR CONTRIBUTING AREA TO A BOG.
 5. THERE ARE STEEP SLOPES GREATER THAN 15% ON SITE.
 6. FEMA MAP NUMBERS: 2200201HIF, 2201160101S, THE SITE LIES WITHIN ZONE X
 7. KINGSBERRY DRIVE IS NOT ON THE SCENIC OR HISTORIC ROAD INVENTORY.
 8. WATER SERVICE - BROADNECK / NO FUTURE SERVICE; MAP 197 / PRIVATE WELL
 9. SEWER SERVICE - BROADNECK / FUTURE SERVICE / MAP 5-7 / PRIVATE SEWER

NOTE:
THE LOCATIONS OF THE FEATURES SHOWN ON THE RESOURCE MAP HAVE BEEN FIELD VERIFIED.

WAYNE A. NEWTON, P.E. #21591
8/17/23
DATE

HYDROLOGIC SOIL GROUP						SOILS TABLE	
	A	B	BD	C	D	TOTAL	
AREA (AC)	0.00	0.00	0.00	0.89	1.11	2.00	

ID	#SG	DESCRIPTION
M&C D		MATTAPEX-BUTLERTOWN COMPLEX, 5% TO 5% SLOPE
M&C C		MATTAPEX-BUTLERTOWN COMPLEX, 5% TO 10% SLOPE
SME C		SASSAFRAS AND CROOK SOILS, 15% TO 25% SLOPES.

REVISION DESCRIPTION	BY	DATE

MESSICK & ASSOCIATES*
CONSULTING ENGINEERS,
PLANNERS AND SURVEYORS

7 OLD SOLOMONS ISLAND ROAD, SUITE 202
ANNAPOLIS, MARYLAND 21401
(410) 266-3212 * FAX (410) 266-3502
email: engr@messickandassociates.com

* MEMBERSHIP GROUP INC. OR MESSICK AND ASSOCIATES

DAVID J. MESSICK, P.E. #21591
08-17-23

* PROFESSIONAL CERTIFICATION I DENY CERTIFY THAT THESE DOCUMENTS WERE PREPARED AND FIELD VERIFIED BY ME OR AN AN APPLICABLE LICENSED PROFESSIONAL ENGINEER OR SURVEYOR.
LICENSE NO. 21591, EXPIRATION DATE 05/14/27

OWNER/DEVELOPER:
DAVID AND LEANNE KATZ
1831 PENNENSIS DRIVE
ANNAPOLIS, MD 21409
(1) / (C) 410-266-3212
(6) / (C) ENR@MESSICKANDASSOCIATES.COM

EXISTING SITE CONDITIONS & RESOURCE MAPPING

KATZ PROPERTY
ST MARGARET'S FARM SUBDIVISION
SINGLE FAMILY DWELLING GRADING PLAN
LOT 19, 343 KINGSBERRY DRIVE
ANNAPOLIS, MD 21409

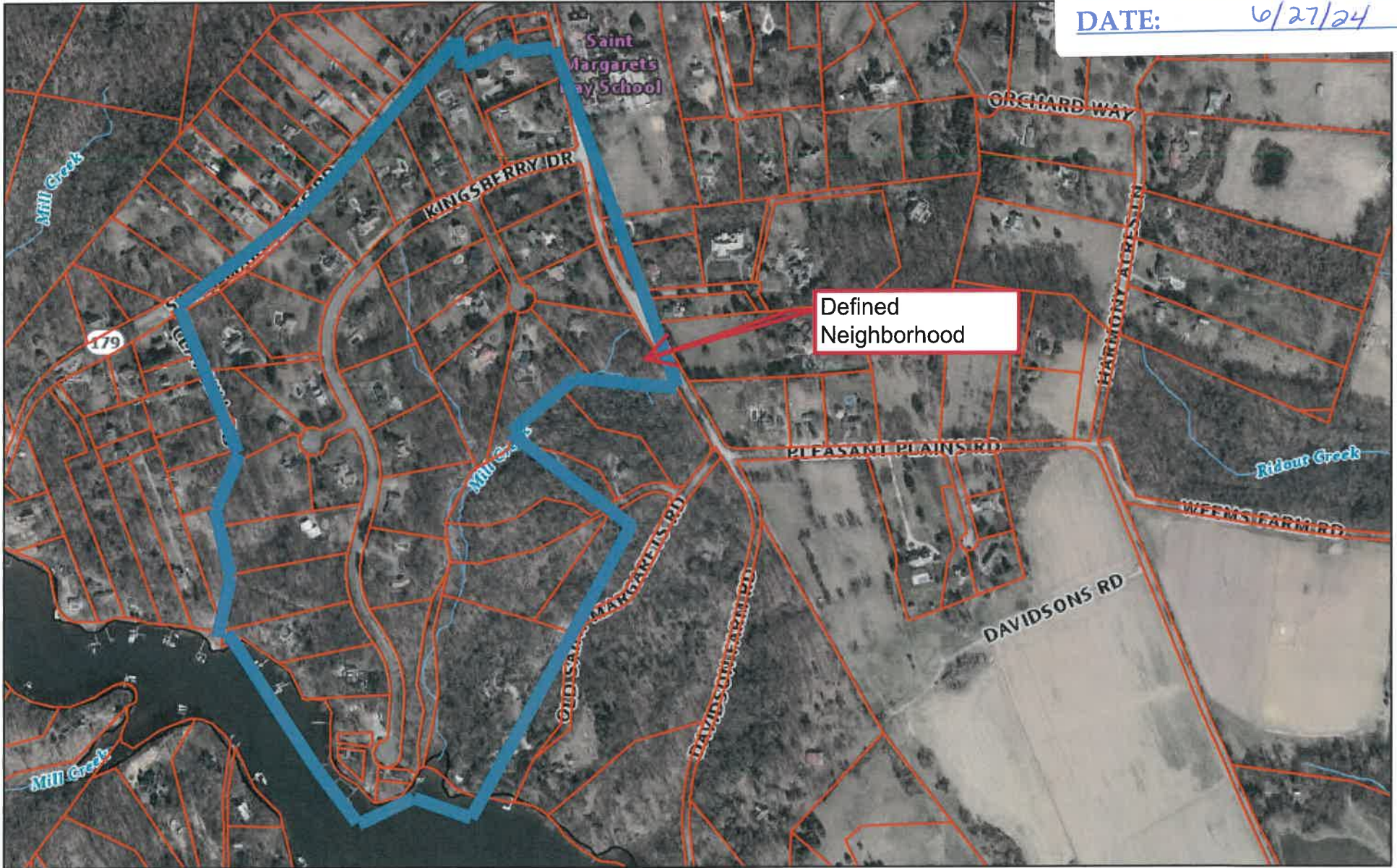
TAX MAP: 46 GRD. 3 PARCELS 384
DEED ASSESSMENT DISTRICT:
SCALE: AS SHOWN

ANX ACCOUNT: 05-237-07969691 20MNC: RLDD05
ANNE ARUNDEL COUNTY, MARYLAND 21409
DATE: AUGUST 2023
SHEET: 2 OF 6

APP. EXHIBIT# 3 CASE: 2023-0153-V DATE: 6/27/24

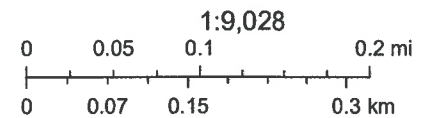
Anne Arundel County Engineering Record Drawing and Map

APP. EXHIBIT# 4
 CASE: 2023-0153-V
 DATE: 6/27/24



6/26/2024, 10:03:38 AM

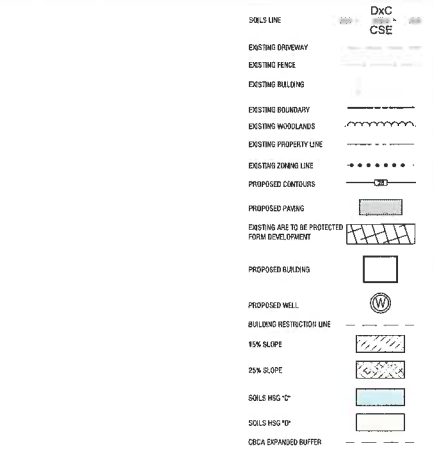
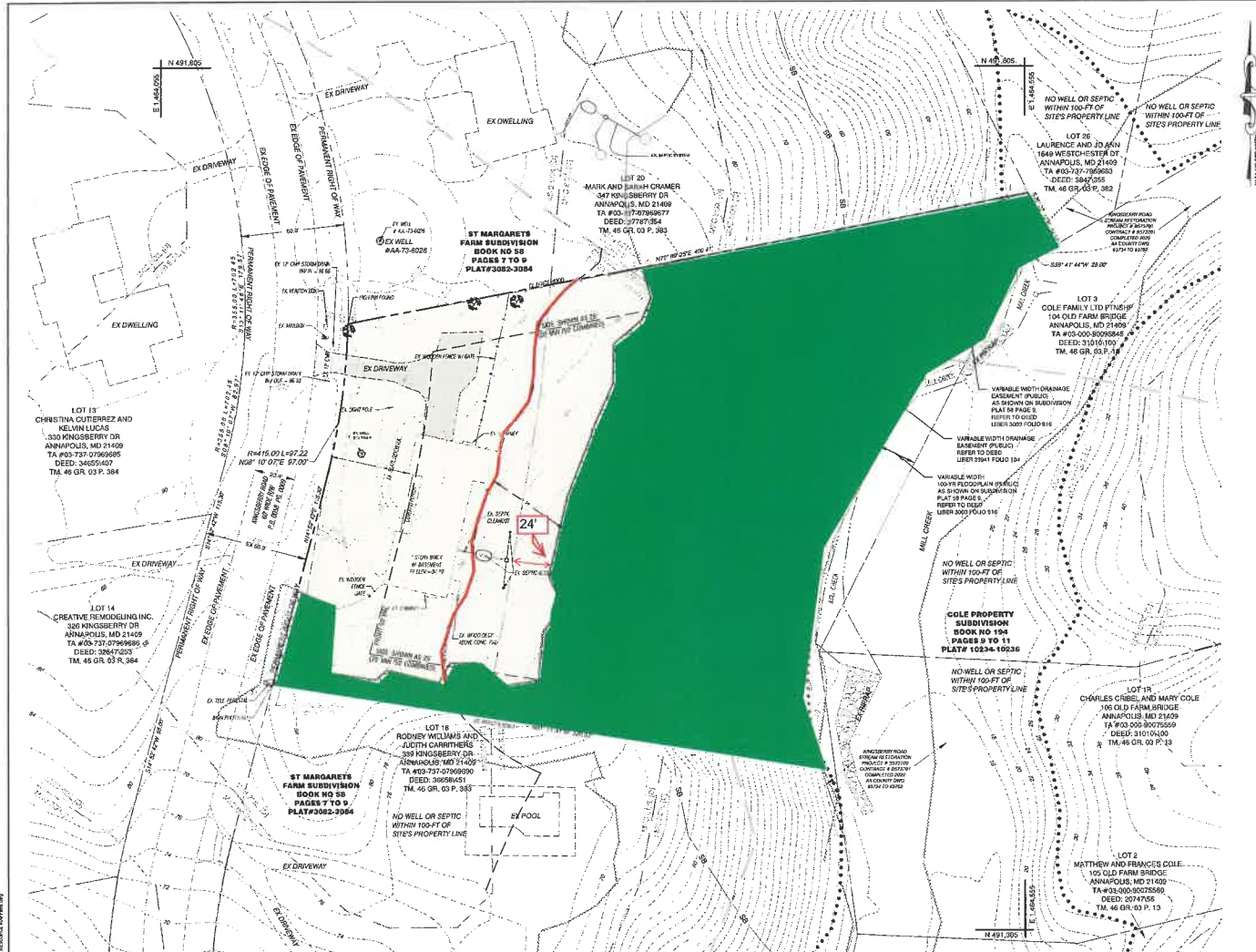
- State Road Label — Streams Label
- Local Road Label County Boundary
- 2023 Photos
- Red: Red
- Green: Green
- Blue: Blue
- Parcels



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Anne Arundel County

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 3. THIS SITE IS WITHIN THE CRITICAL AREA (A MIX OF LDA AND ICA) DEVELOPMENT IS WITHIN THE CRITICAL AREA OF LDA.
 4. THIS SITE IS NOT LOCATED IN A BCG OR CONTRIBUTING AREA TO A BOG.
 5. THERE ARE STEEP SLOPES GREATER THAN 10% ON SITE.
 6. FEMA MAP NUMBER: 24002C189F, DATED 02/18/2015. THE SITE LIES WITHIN ZONE X.
 7. KINGSBERRY DRIVE IS NOT ON THE SCENE OR HISTORIC ROAD INVENTORY.
 8. WATER SERVICE - BROADNECK / NO FUTURE SERVICE / MAP W-7 / PRIVATE WELL.
 9. SEWER SERVICE - BROADNECK / FUTURE SERVICE / MAP S-7 / PRIVATE SEPTIC.

NOTE:
THE LOCATIONS OF THE FEATURES SHOWN ON THE RESOURCE MAP HAVE BEEN FIELD VERIFIED.

WAYNE A. TIDWELL, P.E. #21591

8/17/23
DATE



HYDROLOGIC SOIL GROUP						SOILS TABLE		
	A	B	S/D	C	D	TOTAL	PERCENTAGE	DESCRIPTION
AREA (AC)	0.00	0.00	0.00	0.89	1.11	2.00		MATTAPEX-BUTLERTOWN COMPLEX, 2% TO 5% SLOPE
								MATTAPEX-BUTLERTOWN COMPLEX, 6% TO 10% SLOPE
								SASSAFRAS AND CRODM SOILS, 15% TO 20% SLOPES.



REVISION	DESCRIPTION	BY	DATE

MESSICK & ASSOCIATES*
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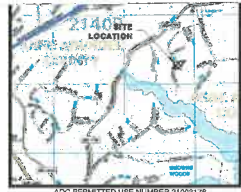
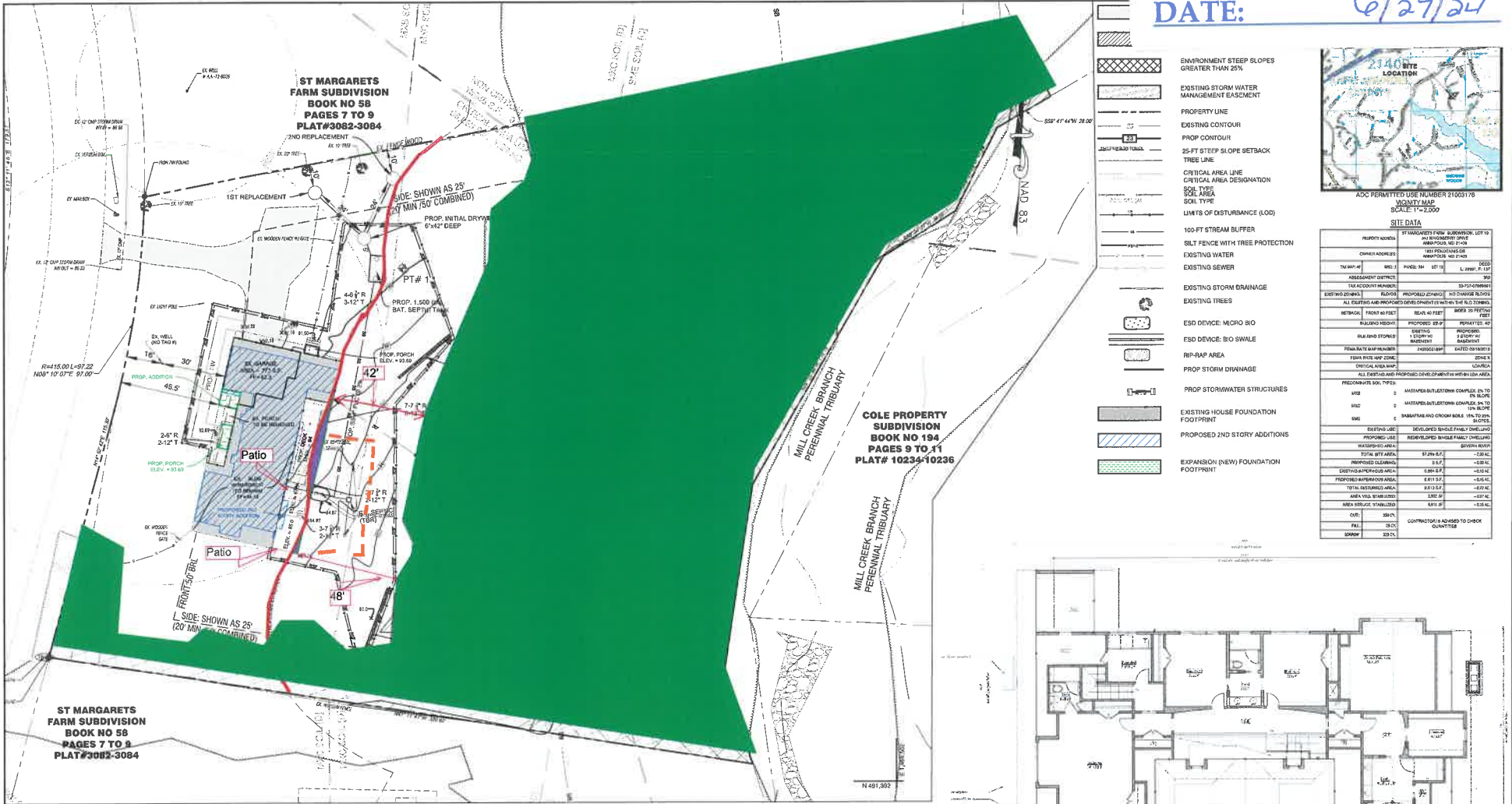
OWNER/DEVELOPER:
DAVID AND LEANNE KATZ
1931 PENNEDENS DRIVE
ANNAPOLIS, MD 21409
(T) 410-410-296-3212
(E) C/O ENR@MESSICKANDASSOCIATES.COM

EXISTING SITE CONDITIONS & RESOURCE MAPPING

KATZ PROPERTY
ST MARGARET'S FARM SUBDIVISION
SINGLE FAMILY DWELLING GRADING PLAN
LOT 19, 343 KINGSBERRY DRIVE
ANNAPOLIS, MD 21409

TAX MAP: 45 BRD-3 PARCELS 384 TAX ACCOUNT: 03-737-0796691 ZONING: BLDG5
THIRD ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND 21409
SCALE: AS SHOWN DATE: AUGUST 2023 SHEET: 2 OF 6

MAY 2023 FILED IN 0223 465 571 PROPERTY DEVELOPMENT/ENR/0223/0153-V EXISTING SITE CONDITIONS & RESOURCE MAPPING 2/3



SITE DATA	
PROPERTY ADDRESS	ST MARGARETS FARM SUBDIVISION, LOT 15
OWNER ADDRESS	441 PERCENNE DRIVE ANNAPOLIS, MD 21409
TAZ MAP #	581
PANEL #	107
DEED	6, 1995, P. 12
ASSESSMENT DISTRICT	82
TAX ACCOUNT NUMBER	03-73-026691
DEVELOPER	KATZ PROPERTY
PROPOSED USE	REDEVELOP EXISTING 2 1/2 STORY RESIDENTIAL
ALL EXISTING AND PROPOSED DEVELOPMENTS WITHIN THE 100 FOOT BUFFER	
METHOD	FRONT 40 FEET 40 FEET 40 FEET
BUILDING HEIGHT	PROPOSED 2 1/2 STORY PERMITTED 40 FEET
ESD DEVICE	ESD DEVICE: MICRO BIO
ESD DEVICE	ESD DEVICE: BIO SWALE
PROP STORM DRAINAGE	PROP STORM DRAINAGE
PROP STORMWATER STRUCTURES	PROP STORMWATER STRUCTURES
EXISTING HOUSE FOUNDATION FOOTPRINT	EXISTING HOUSE FOUNDATION FOOTPRINT
PROPOSED 2ND STORY ADDITIONS	PROPOSED 2ND STORY ADDITIONS
EXPANSION (NEW) FOUNDATION FOOTPRINT	EXPANSION (NEW) FOUNDATION FOOTPRINT

SITE PLAN SCALE: 1"=20'



PROPOSED SECOND STORY ADDITION DIMENSIONS (NTS)

IMPERVIOUS AREA

	EXISTING	PROPOSED
DRIVEWAY	2,024 S.F.	2,024 S.F.
SIDEWALK	283 S.F.	300 S.F.
WALKOUT	50 S.F.	191 S.F.
PORCH	191 S.F.	79 S.F.
BUILDING	3,315 S.F.	3,378 S.F.
DECK		639 S.F.
TOTAL	5,864 S.F.	6,611 S.F.

REVISION	DESCRIPTION	BY	DATE

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(F) (410) 266-3212
C/O ENR@MESSICKANDASSOCIATES.COM

G02019
VARIANCE SITE PLAN
KATZ PROPERTY
ST MARGARETS FARM SUBDIVISION
SINGLE FAMILY DWELLING VARIANCE PLAN
LOT 15, 343 KINGSBERRY DRIVE
ANNAPOLIS, MD 21409
TAX MAP: 46 GRD-3 PARCELS: 344 ZONING: RLD05
TERR ASSESSMENT DISTRICT ANNE ARUNDINE COUNTY, MARYLAND 21409
SCALE: AS SHOWN DATE: MAY 2024 SHEET: 1 OF 1

NOT TO SCALE. SEE CAD FILE FOR DIMENSIONS AND NOTES. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

APP. EXHIBIT# 7
CASE: 2023-0153-V
DATE: 6/27/24

June 25, 2024

SUBJECT: 343 Kingsberry Drive, Annapolis, MD- David and Leanne Katz Property
Variance No. 2023-153.V

TO WHOM IT MAY CONCERN:

We, Mark and Sarah Cramer, of 347 Kingsberry Drive, and next door neighbor of the Katz Property have no objections or issues with the latest proposed dwelling on this property as long as it also represents the final set of approved construction plans permitted by Anne Arundel County Permitting Office. In addition, we have no issues or objections with the proposed 8'6' +/- x 32' +/- rear deck under consideration by Anne Arundel County.

Kind Regards,
Mark and Sarah Cramer